



Anthem Community Council, Inc.

3701 W. Anthem Way 2nd Floor

Anthem, AZ 85086-1001

623-742-6050 623-742-6170 [F]

CONSOLIDATED ANTHEM PLANNED UNIT DEVELOPMENT FEES & CHARGES VALID THRU DECEMBER 31, 2018

Community Name	Components of Assessments <i>Assessments are Invoiced Quarterly in Advance and are Due and Payable on Jan 01, April 01, July 01 and Oct 01 each Year</i>		Monthly ACH (see explanatory notes)	Quarterly
Anthem Country Club Community Association, Inc. (ACCCA)				
	Assessments Payable to the ACCCA (HOA)		89.00	267.00
	Assessments Payable to the Anthem Council		68.50	205.50
	TOTAL COMBINED ASSESSMENT		\$ 157.50	\$ 472.50
	Additional Fees Required to be Paid to the AGCC - Anthem Golf & Country Club (Club Corp) a Third-Party <u>Unaffiliated</u> Entity Which Owns and Manages the Golf Courses and Amenities Located Within the ACCCA (HOA) Property. Contact Jenn Ause at 623-742-6245 or Agccstmt@OurClub.com	<i>(Billed Monthly and Directly by the AGCC)</i>	Currently \$211.00	
Anthem Parkside Community Association, Inc. (APCA)				
	Assessments Payable to the APCA (HOA)		16.15	48.45
	Assessments Payable to the Anthem Council ACC		68.50	205.50
	TOTAL COMBINED ASSESSMENT		\$ 84.65	\$ 253.95
Anthem Parkside Community Association, Inc. (APCA) - LANDINGS NEIGHBORHOOD				
	Assessments Payable to the APCA (HOA)		16.15	48.45
	Assessments Payable to the APCA LANDINGS	<i>(Benefitted)</i>	19.80	59.40
	Assessments Payable to the Anthem Council ACC		68.50	205.50
	TOTAL COMBINED ASSESSMENT		\$104.45	\$ 313.35
Anthem Parkside Community Association, Inc. (APCA) - PASEO NEIGHBORHOOD				
	Assessments Payable to the APCA (HOA)		16.15	48.45
	Assessments Payable to Paseo ACC	<i>(Benefitted)</i>	39.50	118.50
	Assessments Payable to the Anthem Council ACC		68.50	205.50
	TOTAL COMBINED ASSESSMENT		\$124.15	\$ 372.45
Village at Anthem Condominium Council of Co-Owners (VILL)				
	Assessments Payable to the VILL (HOA)		258.60	775.80
	Assessments Payable to the Anthem Council ACC		46.50	139.50
	TOTAL COMBINED ASSESSMENT		\$305.10	\$ 915.30

**CONTACT INFORMATION FOR ANTHEM COMMUNITIES
VALID THRU DECEMBER 31, 2018**

Anthem Community Council, Inc. [MASTER ENTITY] 3701 W. Anthem Way # 201 Anthem, AZ 85086 623-742-6050 [P] 623-742-6170 [F]	Anthem Country Club Community Association, Inc. [Homeowners Association – HOA] 3701 W. Anthem Way # 201 Anthem, AZ 85086 623-742-4530 [P] 623-742-6170 [F]	Anthem Parkside Community Association, Inc. [Homeowners Association – HOA] 3701 W. Anthem Way # 201 Anthem, AZ 85086 623-742-4563 [P] 623-742-6170 [F]
SELF MANAGED	Associated Asset Management (AAM) 1600 E. Broadway Road Suite 200 Tempe, AZ 85282	Associated Asset Management (AAM) 1600 E. Broadway Road Suite 200 Tempe, AZ 85282
Ms. Jenna Kohl, CEO 623-742-6050 [P] JKohl@AnthemCouncil.com	Ms. Margaret Troyer, Community Manager 623-742-4561 [P] MTroyer@AssociatedAsset.com	Ms. MaryBeth Zahn, Community Manager 623-742-6004 [P] MZahn@AAMaz.com
Doug Greenstein, CFO 623-742-4556 [P] DGreenstein@AnthemCouncil.com	Ms. Heidi Hewitt, Exec Assistant 623-742-6030 [P] HHewitt@AssociatedAsset.com	Ms. Veronica Carlton, Administrator 623-742-4562 [P] VCarlton@AssociatedAsset.com
Community Center Information 623-879-3011 [P]	Gate Transponders - Ms. Sherry Wilton 623-742-4533 [P] SWilton@AssociatedAsset.com	Gate Transponders – Landings Community 623-742-4562 [P]
Village at Anthem Condominiums [Condominium Association – COA] 3701 W. Anthem Way # 201 Anthem, AZ 85086	Anthem Golf & Country Club. [Third Party Unaffiliated Operator] 2780 W. Anthem Club Drive Anthem, AZ 85086 623-742-6245 [P] 623-742-6226 [P]	
Associated Asset Mgmt (AAM) 1600 E. Broadway Road # 200 Tempe, AZ 85282		
Dwight Reid, Mgr. 602-216-7514 DR Reid@AssociatedAsset.com	Ms. Jennifer Ause, Office Manager 623-742-6245 [P] AGCCSTMT@OurClub.com Jennifer.Ause@ClubCorp.com	
Steve Holmgren, Groundskeeper 480-372-6678 [P]		

FEES PAYABLE UPON CLOSE OF ESCROW – VALID THRU DEC 31, 2018

Community Enhancement Fee (Residential) Calculation: 1/4 of 1% of Gross Selling Price of Residential Property
This fee is payable to the Anthem Community Council upon close of escrow, collected by the TITLE Company.

Prepaid Assessments Calculation: One Calendar Quarter of Assessments
The Anthem Community collects one full quarter of advance assessments from the buyer's account at time of close of escrow. This prepaid amount is independent of whatever allocation is made between buyer and seller for the then-current calendar quarter fees.

Resale Disclosure Fees Calculation: \$365.00 flat fee
The Anthem Community Council charges a flat \$365.00 fee for the preparation of Resale Disclosure documents, including a standardized PUD Questionnaire and other related documents. Updates to the Resale Document are \$25.00 each. Rush charges are \$25.00. These fees are collected by the TITLE Company at close of escrow. This fee covers both the Master and Sub-Association.

PUD Questionnaire (ONLY) Calculation: \$75.00 flat fee
The Anthem Community charges a flat \$75.00 fee for the preparation of a PUD Questionnaire (only) as requested by any interested party. This fee is NOT charged if a full Resale Disclosure Package is ordered. This fee covers both the Master and Sub-Association.

Refinance Statements Calculation: \$75.00 flat fee
The Anthem Community charges a flat \$75.00 fee for the preparation of a Refinance Statement. This are invoiced directly to the current owner's account with the Anthem Community Council.

RESALE DISCLOSURE PACKAGE – VALID THRU DEC. 31, 2018

Community Enhancement Fee (Non-Residential) Calculation: Sliding Scale based on selling price of property

This fee is payable to the Anthem Community Council upon close of escrow, collected by the TITLE Company.

Resale Disclosure Fees

Calculation: \$365.00 flat fee

The Anthem Community Council charges a flat \$365.00 fee for the preparation of Resale Disclosure documents, including a standardized PUD Questionnaire and other related documents. Updates to the Resale Document are \$25.00 each. Rush charges are \$25.00. These fees are collected by the TITLE Company at close of escrow. This fee covers both the Master and Sub-Association.

Resale Disclosure Package – Contents

In preparing the Resale Disclosure Package on behalf of the Buyer, Seller and Title Company, the Anthem Council provides email and electronic information to the various parties which includes, but is not limited to:

- Bylaws and Governing Documents of the Sub-Association and Master Entity
- Covenants, Conditions and Restrictions of the Sub-Association and Master Entity
- A Schedule of Fees and Amounts Due and Collectible on the Property at time of Close of Escrow
- A Detailed Planned Unit Development Questionnaire (PUD) Which Responds to Issues and Questions of a Transition of Ownership of a Property. The Anthem Council does NOT provide a customized response document to any Title Company or Financing Organization – We provide only our Standard PUD Questionnaire.
- Information Referencing the Insurances Carried by the Sub-Association and Master Entity
- A Schedule of Any Current or In-Process Legal Proceedings Against the Sub-Association or Master Entity
- Information Containing all Other Legally-Required Information Required to be Provided by Law by the Master Entity or Sub-Association as to the Property; Financial Condition of the Community; Ongoing Assessments; Special Assessments; Funding Held by the Sub-Association or Master Entity for Reserve Fund; Contact Information
- Current Year Operating Fund Budget for the Sub-Association and Master Entity
- Immediately Past Year Audited Financial Statement for the Sub-Association and Master Entity
- Most Recent Reserve Study(ies) for the Sub-Association and Master Entity
- A link to the Anthem Community Website, www.OnlineAtAnthem.com, which provides all of the above information

The above information is sent as “links” to the underlying documents and is also available ONLINE at the community’s website, www.OnlineAtAnthem.com.

EXPLANATORY NOTES ON FINANCIAL OBLIGATIONS - 2018

- Residential Assessments are due quarterly in advance within the Anthem Community, for the Anthem Community Council (ACC) and its sub-associations: APCA (Parkside); ACCCA (Country Club); and VILL (Villages at Anthem Condominiums)
- Quarterly Assessments are due on **January 01, April 01, July 01 and October 01** of each calendar year, paying in advance
- Assessments are considered **LATE if received after the 1st of the month due.** Anthem currently provides a grace period through the 15th of the month due or the Friday preceding the 15th if the 15th falls on a weekend. Late fees of \$15.00 are assessed to all late payments not received by the ACC at the close of the grace period. Additional collection costs accrue if the assessment obligations remain outstanding beyond the grace period.
- The ability to pay assessments on a monthly basis is **ONLY** provided if the property owner signs up for the ACC’s “Direct Deposit ACH Program”. There is no authorized “create your own” monthly payment program – only the ACH program.
- Assessments or any other charges outstanding beyond 30 days after due date are subject to a \$30.00 collections letter fee. Assessments or any other charges outstanding beyond 60 days after due date are subject to a \$45.00 collections letter fee. Assessments or any other charges outstanding beyond 75 days after due date are subject to a \$50.00 collections letter fee. Subsequent Collection Letters, if issued are subject to a \$50.00 collections fee for each letter issued.
- Assessments or any other charges unpaid after 90 days may be handled by a collections attorney and all incurred legal charges are added to the property’s owners account as incurred.
- Payments by check, ECheck or through ACH which are rejected by the bank for insufficient funds incur a \$25 “NSF” fee.
- Payments should be made to the lockbox at: **Anthem Community Council PO BOX 65464 Phoenix, AZ 85082-5464**
All payments should be accompanied by the payment coupon which is either mailed or emailed to owners of record.

HOW REALTORS AND TITLE COMPANIES CAN OBTAIN RESALE PACKAGES - 2018

- Parties interested in ordering either Refinancing Packages, PUD Questionnaires, or Resale Disclosure Packages should first visit the Anthem Website at www.OnlineAtAnthem.com
- On the main page of the community website, select the button labeled: "Disclosure and Title Requests"
- Read the instructions on the next web page that appears and fill in the electronic form to order the information desired.
- Please note that the Anthem Community Council does not take orders for Resale or Refinancing packages by telephone or by email. Please use our website for all **new orders** for packages as well as for **updates** to existing packages.

SPECIFICALLY FOR REALES WITHIN THE ANTHEM COUNTRY CLUB HOA - 2018

- Under Anthem's governing documents, property owners within the ACCCA (Anthem Country Club Community Association) are obligated to also be Social Members of the Anthem Golf and Country Club (AGCC), a third-party, privately owned company that owns and manages the Golf Courses and Amenities which are physically located within the property of the ACCCA HOA. When a property transitions, Title Companies and Realtors should also contact the AGCC for a Resale Document **which will identify any charges owed by the Seller, as well as Transfer Fees and Prepaid Dues which are a buyer's obligation.**

ANTHEM "ACH" DIRECT DEBIT PROGRAM FOR PAYING ASSESSMENTS MONTHLY

- The Anthem Community Council offers to property owners the ability to pay their assessments on a monthly basis through its "ACH" Direct Debit Program. This is the **ONLY** authorized means of paying assessments monthly.
- To obtain an application for ACH Direct Debit, please do the following: (a) Visit the community website at www.OnlineAtAnthem.com ; (b) Click on the button on the home page titled "Pay & View Assessments" ; (c) download and print out the ACH Application form; (d) fill out and sign the ACH Application form and send it, and a voided check, to us at AR@AnthemCouncil.com
- Owners remain in the ACH until either (a) they elect to discontinue their participation by sending a termination email to AR@AnthemCouncil.com or (b) when an ACH is withdrawn from the owner's account, the withdrawal fails as a result of insufficient funds in the account. In participation in the ACH program is terminated by either (a) or (b), an owner, once they have brought their account balance current, can then reapply to Anthem to re-join the ACH program.

ANTHEM "OPT-IN" FOR RECEIVING QUARTERLY STATEMENTS VIA EMAIL

- The Anthem Community Council offers to property owners the option to receive their quarterly assessment and balances due statements by either regular US Mail or by email. The ACC strongly encourages receiving documents via email as it removes any potential delivery issues, for which the ACC is **NOT RESPONSIBLE** for. To participate in the email program, please send an email to Accounting@AnthemCouncil.com and indicate you wish to "OPT-IN" for email delivery. Provide your name, your property address, your telephone number and up to 3 email addresses where the documents can be emailed to.
- Quarterly Assessments are due on **January 01, April 01, July 01 and October 01** of each calendar year, paying in advance
- Emailed statements are usually delivered to property owners approximately 45 days prior to due date. Statements mailed via US Postal Service are usually delivered to property owners approximately 30 days prior to the due date.