

EASTON PARK

Dear Easton Park Homeowners,

Annually, the Board of Directors of Easton Park Master Community, Inc. (“EPMC”) and EP Residential Condominiums (“EPRCA”) prepare a budget for the upcoming fiscal year and set an assessment level to meet the fiduciary requirements of EPMC and EPRCA, ensuring that operating expenses and reserve allocations are adequately funded in accordance with Texas Property Code Chapters 202, 209, 82 and each Association’s governing documents.

For 2023, the Boards have found it necessary to increase the EPMC base assessment to \$60.00 per month. Additionally, the Boards have found it necessary to increase the EPRCA (Union Park East) base assessment to \$36 for a total of \$96.00 per month, Union Park West base assessment will remain \$32, for a total of \$92.00 per month.

The 2023 budgets and assessments reflect the Board of Directors efforts to responsibly manage our resources, to acknowledge the increased number of homes contributing to community assessments, and to move closer to realizing Brookfield Residential’s long-standing vision for Easton Park. This includes creating a community that is an extension of Austin as a neighborhood with an eclectic collection of urban home designs and a culture that inspires a connected community. It also includes a commitment to bring over 350 acres of pathways, parks, green spaces and more than 13 miles of trails interconnecting neighborhoods, amenities and outdoor activities.

Please remember: Assessments are due in full on the 1st of each month, late charges are assessed after the 15th of the month. If you use an Online Bill Pay service with you bank or credit card, please confirm the withdrawal amount for your monthly assessments beginning January 1, 2023. Please also confirm your account number and mailing address, ensuring proper and timely payment.

To ensure timely payment, EPMC and EPRCA encourage enrollment in the Automated Clearing House (ACH) Direct Debt program authorizing Cohere to withdraw the Board approved monthly assessments from your checking or savings account. If you have questions regarding ACH enrollment or would like to receive your monthly statements via email in lieu of mailed copies, please contact connect@coherelife.com.

On behalf of the Board of Directors,

Easton Park Master Community, Inc. and EP Residential Condominiums, Inc.

Managed by: Cohere

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Easton Park Master Community, Inc.

2023 Monthly Assessment	\$	60
* <i>Select units JUAE Assessment</i>	\$	5
REVENUE		
Assessments	\$	1,390,410
Enforcement Revenue	\$	23,702
Property Transfer	\$	96,408
Programs & Amenity	\$	60,726
Other	\$	184,368
TOTAL REVENUE	\$	1,755,614
EXPENSES		
Administration	\$	1,370,212
Amenity Maintenance	\$	208,730
Utilities	\$	316,946
Landscaping	\$	1,014,893
Engagement	\$	118,934
Reserve Allocation	\$	41,688
TOTAL EXPENSES	\$	3,071,403
Operating Income/(Loss)	\$	(1,315,789)
REVENUE - JUAE DEPARTMENT		
JUAE Driveway Fund	\$	-
JUAE EXCESS/(LOSS)	\$	-
REVENUE - RESERVE DEPARTMENT		
Reserve Contribution Expense	\$	44,500
RESERVE EXCESS/(LOSS)	\$	44,500
NET EXCESS/(LOSS)	\$	(1,271,289)



Easton Park Assessment & Fee Schedule
 Easton Park Master Community, Easton Park Residential Condominiums & Union Park West
 APPROVED 2023

Monthly Assessments	
Easton Park Master Community *Select units will have JUAE Assessment	\$60 *\$5 JUAE
EP Residential Condominiums (\$9 Condo Assessment / \$27 Special Area Assessment)	\$36 + Master Assessment
Union Park West	\$32 + Master Assessment
Easton Park Master Property Transfer Fees	
Document Fee & Transfer Fee (Payable to Cohere)	\$375 Document \$175 Transfer
Third-Party Disclosure Processing Fee (homewisedocs.com)	\$50
Working Capital Fee – equal to 6 times the base assessment rate	\$360
Community Enhancement Fee upon Resale of sellers property originally closed prior to June 1, 2022 – NOT APPLICABLE FOR BUILDER SALES	.15% of Sales Price
Community Enhancement Fee upon Resale of sellers property closed after June 1, 2022 – NOT APPLICABLE FOR BUILDER SALES	.5% of Sales Price
Upfront Monthly Assessments Collected at Closing – 2 mo. *Select units with JUAE – Base assessment and JUAE (2 mo.)	\$120 *\$130
Declarant to Builder per lot OR Builder to Builder per lot	\$100
Resale Rush Fee – 1 business day rush	\$300 + Third -Party Fee
Resale Rush Fee – 3 business day rush	\$100 + Third -Party Fee
Resale Update Fee	\$45 + Third -Party Fee
Lender Document Fee	\$100
EP Residential Condominium Transfer Fees	
Working Capital Fee - Per Section 5.08 Master Covenant	\$50
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$72
Document Fee & Transfer Fee (Payable to Cohere)	\$150 Document \$75 Transfer
Declarant to Builder per lot OR Builder to Builder per lot	\$100
Third Party Disclosure Fee	\$50

Resale Rush Fee – 1 business day rush	\$300 + Third-Party Fee
Resale Rush Fee – 3 business day rush	\$150 + Third-Party Fee
Resale Update Fee	\$45 + Third-Party Fee
Lender Documentation Fee	\$100
Union Park West Condos Transfer Fees	
Working Capital - Declaration Article 6.10	\$250
Operational Fund Contribution (one-month assessment) – Declaration Article 6.11	\$32
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$64
Document Fee & Transfer Fee (Payable to Cohere)	\$150 Document \$75 Transfer
Declarant to Builder per lot OR Builder to Builder per lot	\$100
Third Party Disclosure Fee	\$50
Resale Rush Fee – 1 business day rush	\$300 + Third-Party Fee
Resale Rush Fee – 3 business day rush	\$150 + Third-Party Fee
Resale Update Fee	\$50 + Third-Party Fee
Lender Documentation Fee	\$100
Delinquency & Legal Fees	
Late Fee & Interest (Assessed monthly on the 16th)	\$25
Demand Fee (Assessed after the 2nd month Delinquent)	\$35
Pre-Lien Fee (Assessed after the 3rd month Delinquent)	\$70
Collection Agent Fee	\$125
Collection Demand Letter Fee	\$35
Record Notice of Lien (Payable to Collection Attorney)	\$200
Foreclosure Action Costs (Payable to Collection Attorney)	\$550 & up
Return Check Fee	\$25
<i>Delinquency & Legal Fees apply to Master & Condo Associations</i>	
Schedule of Monetary Penalties for Noncompliance	
Amenity Violation	\$25 & up

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Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation	\$25 & up
Exterior Architectural Maintenance; Missing/Damaged Elements	\$25 & up
Landscape Maintenance Violation(s)	\$25 & up
Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage	\$25 & up
Unapproved Architectural Modification(s)	\$500 & up
<i>Monetary Penalties apply to Master & Condo Associations</i>	
Residential Design Review Submittal Fees	
Residential Application	\$35
Easton Park - Union Reservations	
<i>Available: The Vaughn, The Costello/Kitchen, Outdoor Courtyard</i>	
The Vaughn – Monday – Thursday (Duration of 2-6 hours including set-up and tear down)	\$100/Hour
The Vaughn – Friday - Sunday – (Duration of 4-6 hours including set-up and tear down)	\$125/Hour
<i>Vaughn Max Capacity: 128</i>	
The Costello/Kitchen – Monday – Thursday (Duration of 2-6 hours including set-up and tear down)	\$125/Hour
The Costello/Kitchen – Friday – Sunday (duration of 4-6 hours including set-up and tear down)	\$150/Hour
<i>Costello/Kitchen Max Capacity: 205</i>	
Outdoor Courtyard – Monday – Thursday (duration of 2-6 hours including set-up and tear down)	\$75/Hour
Outdoor Courtyard – Friday – Sunday (duration of 4-6 hours including set-up and tear down)	\$100/Hour
<i>Outdoor Courtyard Max Capacity: 150</i>	
Easton Park – Park Reservations	
<i>Available: Bryant Park, Great Lawn Pavilion</i>	
Bryant Park – Monday – Thursday (duration of 4-6 hours including set-up and tear down)	\$15/Hour
Bryant Park – Friday – Sunday (duration of 4-8 hours including set-up and tear down)	\$20/Hour
<i>Bryant Park Max Capacity: 150</i>	
Great Lawn Pavilion – Monday - Thursday – (duration of 4-6 hours including set-up and tear down)	\$10/Hour
Great Lawn Pavilion – Friday – Sunday (duration of 4-8 hours including set-up and tear down)	\$15/Hour
<i>Great Lawn Pavilion Max Capacity: 30</i>	
Event Related Fees	
Amplified Sound	\$30
Moonwalk, Inflatables, Rock Walls (no miniature trains, waterslides, or petting zoos)	\$10
Food Truck	\$10

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Alcohol	\$30
Mandatory Food & Beverage Cleaning Fee (Up to 1 hour)	\$100
<i>The Union is only available to residents.</i>	
Amenity Access Cards (A maximum of 4 Cards per Lot)	
Third & Fourth Facility Access	\$26
Facility Access FOB	\$26/FOB