

# 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 2024, the EPMC board found it necessary to increase the EPMC base assessment to \$64.00 per month. EPRCA base assessment will remain \$36 for a total of \$100 per month. The Union Park West board found it necessary to increase the UPW base assessments to \$39, for a total of \$103 per month.

The 2024 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 longstanding vision for Easton Park. This includes creating a community that is an extension of Austin as a neighborhood with an eclectic collection of urban homes designs and a culture that inspires a connected community. It also includes 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 1<sup>st</sup> of each month, late charges are assessed after the 15<sup>th</sup> of the month. If you use an Online Bill Pay service with your bank or credit card, please confirm the withdrawal amount for your monthly assessments beginning January 1, 2024. 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](mailto: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.

2024 Monthly Assessment	\$	64
<i>* Select units JUAE Assessment</i>	\$	5
<b>REVENUE</b>		
Assessments	\$	1,698,813
Enforcement Revenue	\$	17,796
Property Transfer	\$	182,436
Programs & Amenity	\$	57,876
Other	\$	183,564
<b>TOTAL REVENUE</b>	<b>\$</b>	<b>2,140,485</b>
<b>EXPENSES</b>		
Administrative	\$	1,366,541
Amenity Maintenance	\$	255,717
Utilities	\$	317,780
Landscaping	\$	1,037,263
Engagement	\$	128,745
Reserve Expenses	\$	162,540
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>3,268,586</b>
<b>Operating Income/(Loss)</b>	<b>\$</b>	<b>(1,128,101)</b>



Easton Park Assessment & Fee Schedule  
 Easton Park Master Community, Easton Park Residential Condominiums & Union Park West  
 APPROVED 2024

Monthly Assessments	
Easton Park Master Community *Select units will have JUAE Assessment	\$64 *\$5 JUAE
EP Residential Condominiums (\$10 Condo Assessment / \$26 Special Area Assessment)	\$36 + Master Assessment
Union Park West	\$39 + Master Assessment
Ariza Apartments (equals one month assessment) *not per unit	\$64
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	\$384
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.)	\$128 *\$138
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
<b>Union Park West Condos Transfer Fees</b>	
Working Capital - Declaration Article 6.10	\$250
Operational Fund Contribution (one-month assessment) – Declaration Article 6.11	\$39
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$78
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
<b>Delinquency &amp; Legal Fees</b>	
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 &amp; Legal Fees apply to Master &amp; Condo Associations</i>	
<b>Schedule of Monetary Penalties for Noncompliance</b>	
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 &amp; Condo Associations</i>	
<b>Residential Design Review Submittal Fees</b>	
Residential Application	\$35
<b>Easton Park - Union Reservations</b>	
<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>	
<b>Easton Park – Park Reservations</b>	
<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>	
<b>Event Related Fees</b>	
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 *price is subject to change	\$26
Facility Access FOB *price is subject to change	\$26/FOB