

# B A S E L I N E

**Baseline Assessment & Fee Schedule**  
**Baseline Community Association, Inc.**  
**Baseline Enrichment and Community Collaboration Assembly, Inc.**  
**Effective January 1, 2023**

\*Disclaimer: This document is for informational and illustrative purposes only and shall not be deemed to establish the final fee and assessment amounts for Baseline Residential and/or Baseline Enriched. Each development type within Baseline is unique; as a result, please review, consult and refer to the applicable Declaration of Covenants, Conditions and Restrictions for Baseline Residential and/or the Community Enrichment Covenant for Baseline Enriched, as well as the applicable Bylaws, Rules and Regulations, and Policies.

Quarterly Assessments (Billed Quarterly)	Single Family Homes, Paired Homes, and Townhomes (Single Family)	Apartments and Condominiums (Multifamily)
<b>Baseline Community Association, Inc. – General Assessment</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.3)	\$150	\$37.50
<b>Baseline Community Association, Inc. – Limited Assessment (Special Service Areas)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$30	N/A
<b>Baseline Community Association, Inc. – Limited Assessment (Waste &amp; Recycle)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$44.10	N/A
Ownership Transfer & Disclosure Fees		
(CRS §38-35.7-102: Disclosure – common interest community – obligation to pay assessments – requirement for architectural approval) (CRS §38-33.3-317: Association records) (Management Services Agreement 2022, unless otherwise stated)		
Builder Sale	Single Family Homes, Paired Homes, and Townhomes	Apartments and Condominiums (Multifamily)
<b>First Home Buyer Transfer Fee; per unit</b>	\$150	\$150 (Condos only)
<b>Baseline Community Association Working Capital Fee   3 Months General Assessments</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.15(a))	\$150.00	\$37.50
<b>BECCA Working Capital Fee</b> (Adjusted Annually in July) (CRS §38-33.3-116: Exception for new small cooperatives and small and limited expense planned communities) (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.15(b))	\$346	\$86.50*
<b>Upfront General Assessments Collected at Closing – One Quarter</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.3)	\$150	\$37.50

<b>Upfront Limited Assessments Collected at Closing – One Quarter (Alleys)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$30	N/A
<b>Upfront Limited Assessments Collected at Closing – One Quarter (Waste &amp; Recycle)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$44.10	N/A
<b>Resale</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominiums (Multifamily)</b>
<b>Resale Transfer Fee</b>	\$285	\$285
<b>Real Estate Transfer Assessment</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.8)	½ of 1% of the Gross Sales Price	½ of 1% of the Gross Sales Price
<b>Upfront General Assessments Collected at Closing – One Quarter</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.3)	\$150	\$37.50
<b>Upfront Limited Assessments Collected at Closing – One Quarter (Alleys)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$30	N/A
<b>Upfront Limited Assessments Collected at Closing – One Quarter (Waste &amp; Recycle)</b> (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.4)	\$44.10	N/A
<b>Builder-to-Builder Transfer</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominiums (Multifamily)</b>
<b>Builder-to-Builder Transfer Fee; per lot</b>	\$50	\$50*
<b>Delinquency &amp; Legal Fees</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominium (Multifamily)s</b>
(CRS. §38-33.3-123: Enforcement – limitation) (CRS. §38-33.3-302(1)(k)): Powers of unit owners’ association) (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.10) (Management Services Agreement 2022, unless otherwise stated)		
<b>Late Fees and Interest</b> (Assessed quarterly 15 days after the due date: interest rate of 18% per annum)	\$35	\$35*
<b>Returned Check Charge</b>	\$20	\$20*
<b>Demand Letter Fee</b> (Assessed after the 2nd month Delinquent)	\$35	\$35*

\*Denotes Condominium Only. This fee does not apply to rental properties.

<b>Pre-Lien Letter Fee</b> (Assessed after the 3rd month Delinquent)	\$70	\$70*
<b>Foreclosure Monitoring Fee</b>	\$75	\$75*
<b>Legal Counsel Payment Demand Letter</b>	\$125	\$125
<b>Record Notice of Lien and notification to Owner of filing of lien</b>	\$185	\$185
<b>Delinquency Lawsuit</b>	\$350 & up	\$350 & up
<b>Post-Judgment Collection Service</b>	\$200 & up	\$200 & up
<b>Other Legal Fees and Costs</b> (As allowed by Colorado law & as set forth in legal counsel's fee schedule)	At Cost	At Cost
<b>Property Setup Fees</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominiums (Multifamily)</b>
(Management Services Agreement 2022, unless otherwise stated)		
<b>Third-Party Disclosure Fee</b> (homewisedocs.com)	\$25	\$25*
<b>Lender Documentation Fee</b>	\$100	\$100*
<b>Resale Rush Fee – 72 hours</b>	\$100	\$100*
<b>Resale Rush Fee – 24 hours</b>	\$300	\$300
<b>Resale Update Fee – After 30 days</b>	\$50	\$50*
<b>Tenant Set Up – Privately owned homes only</b>	\$25	
<b>Fines for Non-Compliance Violations</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominiums (Multifamily)</b>
(CRS. §38-33.3-302(1)(k)): Powers of unit owners' association) (Declaration of CC&Rs for Baseline Residential; Article VI, Section 6.1) (Resolution Regarding Polices and Procedures for Covenant and Rule Enforcement)	Max fine \$500.00 per continuous violation	Max fine \$500.00 per continuous violation
<b>Continuous Violations</b>		
<b>First Violation Fine (after warning letter)</b>	\$50	50*.

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<b>Second Violation Fine (of same covenant or restriction)</b>	\$50	50*
<b>Daily Fine (of same covenant or restriction)</b>	\$50/every other day	\$50*/every other day*
<b>Repetitious Violations</b>		
<b>First Repetitious Fine</b>	\$50	\$50
<b>Second Repetitious Fine</b>	\$50	\$50
<b>Each Subsequent Repetitious Fine</b>	\$50 every other day	\$50 every other day
<b>Residential Modification Fees</b>	<b>Single Family Homes, Paired Homes, and Townhomes</b>	<b>Apartments and Condominiums (Multifamily)</b>
(Declaration of CC&Rs for Baseline Residential; Article VIII, Section 8.5) (Residential Modifications & Design Guidelines)	\$0	N/A
<b>Landscaping or Other Exterior Improvement(s) Bordering a Common Area – Refundable</b>	\$2,000 Deposit	N/A

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