

GREEN MOUNTAIN PHASE 1

2024 RESERVE STUDY



COMPLETED BY: EQUIP CONSULTING, LLC

DATE: NOVEMBER 22, 2023



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1. SCOPE OF SERVICES AND BACKGROUND INFO

Equip Consulting (EC) was retained by the Green Mountain Phase 1 Homeowners Association, (GMP1HOA) to conduct annual Reserve Study, (RS) updates of their shared common elements for fiscal years' 2024 through 2026. The work undertaken by EC is in general conformance to the terms described within our three-year service agreement, dated February 10, 2023. The contract was issued to Ms. Tess Martin, Community Manager with Invest West Management LLC, (IWM). Ms. Amanda Bell, GMPH1HOA Board President later signed and authorized EC to proceed with the proposed scope of services on behalf of the Association's Board of Directors, (BOD). For this year's update, (Fiscal Year 2024) EC will be performing a Level One RS. Scope of work can be found within the existing "authorized" agreement signed by Ms. Bell on April 25, 2023.

Apart from the development of this RS, Equip Consulting has no other involvement with the Association.

The following information, documentation and communication were used to assist in completing the 2024 reserve funding plan:

- **General & Financial Information, (Provided By IWM):**
 - Reserve Account Balance & Other Financial Data
 - Community Plat Maps
 - Previous Year's Reserve Study, Completed by Blue Mountain
- **Client Meetings & Communication:**
 - Onsite Meeting – Completed on June 15, 2023
 - Caleb VanderMolen, EC
 - Mark Guerber, GMP1HOA Board Member
 - Field Assessment – Completed on June 15, 2023
 - Conducted By: Caleb VanderMolen, EC
 - Reserve Study Draft Review Meeting – Completed on September 14, 2023
 - Caleb VanderMolen, EC
 - Amanda Bell, GMP1HOA Board Member
 - Mark Guerber, GMP1HOA Board Member
 - Leslie, GMP1HOA Board Member
 - Sherry, GMP1HOA Board Member
 - All other communication was conducted via email and phone correspondence with the Board and Ms. Ronda Lovely, Community Manager, IWM.



2. EC PROJECT TEAM

Equip Consulting has nearly 20 years of experience working with Homeowner Associations by assisting them to be better prepared for the renewal and major repairs of their shared common elements. We have an extensive background in the building industry that allows us to better assess the existing conditions of the various components and assemblies commonly found on multi-family structures, (condos/townhomes) and those within single-family communities. Our knowledge base, established by years of contract negotiation with trade contractors, project budget development and on-going product research for each of the different markets and regions we serve, provide our clients with realistic costs and timelines for the replacement of their shared common elements.

The following personnel were assigned to complete this Reserve Study:

- **Caleb VanderMolen – Reserve Study & Maintenance Plan Professional**
 - **Client References:**
 - Edgefield Meadows – Gresham, OR
 - Austin Heritage – Vancouver, WA
 - Horn Rapids – Richland, WA
 - Depoe Hill – Depot Bay, OR
 - Rosedale Parks – Hillsboro, OR
 - Tetherow Master Community – Bend, OR



3. GENERAL COMMUNITY INFORMATION

Pending....

Community Location:



4. ANALYTICS & FUNDING METHODOLOGIES

Reserve Study Analytics

The objective of this study is to provide a realistic assessment of the monetary reserves required to undertake the necessary repairs and/or replacement of the Association's shared common elements. EC's goal when developing these reports is to physically assess the various common elements located throughout the community, (completed year-one, under a three-year contract). We accomplish this by taking a "boots on the ground" approach which requires walking the entire community and seeing firsthand the present conditions of the shared common elements, and documenting our findings with recorded notes, and taking digital photographs. And although we don't record every nut and bolt, taking the time necessary to walk through the entire community allows us to see wholistically how the various common elements are performing, giving us the ability to provide a best guess estimation of their remaining useful life. And although the Association's CC&R's will provide some clarification to the common elements owned by Association, they can be ambiguous. And unless the RS consultant takes the time to thoroughly walk the community, components will be missed, and the end result is a reserve funding plan that is not accurately covering future expenditures.

Just as important, is how the pricing data used in the RS was attained. The majority of RS professionals will turn to agencies such as National Construction Estimator or RS Means, typically included in the boiler-plate reserve funding software most of them use. However, EC has reviewed countless RS where the consultants used such software, and when the components listed within their reports come to term, the actual costs were substantially more than what was forecasted, and the renewal dates incorrect. Due to this erroneous trend that is still followed by most RS professionals, EC has taken steps to develop pricing sheets for the components listed within our reports for each of the regions we services. Similar to our "boots on the ground" approach when conducting our field assessments, we take the time to meet with local contractors and industry professionals on a regular basis to get up-to-date, real unit costs and product data so our reports provide a realistic outlook of what our clients are likely to have to pay for the renewal of their shared common elements, and when they are likely to require replacement. Component costs and how they perform can vary dramatically from region to region, and if steps are not taken to ensure the data used within the RS are in line with local contractors and suppliers, then the risk to the Association to make decisions such as raising annual rates to their reserve assessments beyond the rate of inflation or require their members to be special assessed goes up dramatically.

Funding Methodologies

Some of the following information was taken directly from a Community Association Institute, (CAI) published best practices document, "Reserve Studies & Reserve Management". This document can be provided upon request.

There are two major types of funding plan methods: Cash Flow Method and Component Method.

- **Cash Flow Method:** A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule and reserve expense until the desired funding goal is achieved. This method has also been called "pooling" and depending on the funding goal, can be less or more conservative than the component method.



- **Component Method:** A reserve funding plan where the total contribution is based on the sum of the contributions for the individual components. Prior to the adoption of the CAI National Standards, the term widely used was “Straight Line”. This is a very conservative approach to the funding reserves. It requires that each item on the component inventory is established as its own account, so the yearly funding covers the total cost of replacement. Simply stated, you take the total cost of the component, (less any existing reserve amount) and divide it by the remaining life of the component.

It is understood the Association has chosen the Cash Flow Method for their reserve funding plan.

Working in conjunction with the Cash Flow Method, are three commonly used funding goals. Below is a list of these goals, (listed in order of greatest risk) and includes a brief description of their differences.

- **Baseline Funding** – The objective of this funding goal is to keep the reserve’s account balance over a 30-year period, at or above zero, (\$0). This is accomplished by forecasting which of the shared common elements owned by the Association will likely be replaced and what their estimated renewal costs, (expenditures) are likely to be at the time of replacement, within the next 30 years. However, for components that have a longer lifespan that places their renewal date beyond the 30-year scope of the study, the annual reserve assessments are likely not accounting for these eventual replacement costs. As a general rule, components with a prolonged lifespan tend to be more expensive than those with shorter lifespans. For example, most siding products have a life span of 40 or more years, and depending on the size of the community, the replacement of these components can cost several millions of dollars. If the Association has been using the Baseline goal since year one, then it is very likely no funds have been collected within the reserves during for the first ten or more years of the siding’s life. If the siding has a ten-year life, then at year 11, the siding replacement is now in full focus with the 30-year scope of the reserve funding schedule and will likely place the reserve’s ending balance at year 30 well below \$0. This will require the Members of the Association who now live within the community to dramatically increase their reserve assessments in order to correct the budget shortfall created by the insufficient funds collected. Furthermore, an Association using this funding goal should understand that any reduction in a component’s remaining useful life can also result in a deficit in the reserve’s cash balance and may require these funds to be generated via other means, such as a special assessment.
- **Threshold Funding** – This goal is similar to the Baseline funding concept, however, the minimum reserve cash balance in threshold funding is set at a predetermined dollar amount and is to remain at or above this amount for the entire duration set by the RS.
- **Full Funding** – The goal of this funding objective is to attain and maintain the reserve balance to equal the same value as the rate of deterioration of all the components shared by the Association. For example, if the Association has a component with a ten-year life and a \$5,000 replacement cost, it should have \$1,500 set aside for its replacement after three years, (\$5,000 divided by 10 years = \$500 per year X 3 years = \$1,500). In this example, \$1,500 equals full funding or 100% funded. Full funding is considered the safest method in terms of minimizing the risk to the Association’s Members by having to generate funds via other means, such as special assessments.



It is recommended that the Association make every effort to reach the goal of Full Funding. Doing so will help to minimize the risk of their reserves from being depleted and causing future homeowners to sustain higher annual rate increases or unexpected special assessment demands.

- Fiscal Year Duration: **January 1, 2024 to December 31, 2024**
- Financial Data Related To Each Group/Entity, (As understood to have been reviewed and approved by the Association's Board of Director):
 - **Common, (All Lots):**
 - Estimated Reserve's Account Balance on January 1, 2024: **\$85,476**
 - Estimated Annual Contributions to the Reserves for 2024: **\$17,151**
 - **Limited Common, (Pool Amenity):**
 - Estimated Reserve's Account Balance on January 1, 2024: **\$30,298**
 - Estimated Annual Contributions to the Reserves for 2024: **\$7,827**

Assumed “Earned Interest” Rate, (EIR): An assumed EIR of 0.15%, (percent) will be applied annually to the reserve's account balance. The interest earned on the reserves for each year is based on a Mid-Year Interest Calculation. With the Mid-Year Interest Calculation, the interest earned is calculated at the middle of the fiscal year assuming that half the expenses have been taken out and half the annual contributions have been deposited into the reserves' account.

Estimated Inflation Rate, (IR): An estimated increase of 3.0% (percent) will be applied annually to the replacement costs for each component listed within this funding plan. Future assessment increases will also factor-in this estimated rate. The Association may require increases above the IR in order to overcome budgetary shortfalls that were identified during the development of this year's RS update. Appropriately managing scheduled assessment rate increases will help keep the reserve account properly funded over the established time period, (30-Years). EC recommends the Association look beyond the 30-year purview of this RS for any potential large expenditures that could place future homeowners within the community at risk of facing a special assessment or higher annual rate increases. The United States Federal Reserve's 30-year “Breakeven Inflation Rate” is currently recorded at 2.34%, (as of September 2023).

The following tables can be found in Chapters 5 & 6. The data they provide was essential during the development of this year's reserve funding plan.

- **Cash Flow Summary, (Tables 1 & 4):** Information found here provides a snapshot of the key financial data for each year. Information includes, scheduled reserve assessments and rate increases, expenditure totals, as well as the reserve account's beginning and closing balances. In short, this table summarize how the funds within the reserve account or accounts are impacted annually, over the 30-year purview of this study.



- **Shared Common Elements List, (Tables 2 & 5):** This table lists all of the components owned by the Association. Information found within includes but not limited to, date of procurement for each of the shared common elements, unit quantities, current replacement costs, as well as digital photographs to help better identify listed components. This data is then used to generate estimated replacement dates and replacement costs for the various common elements. Elements/Components are typically placed into categories or groups, such as common area tracts or zones. In some cases, components are grouped together due to their relationship with others. For example, communities where they share in ownership of the siding and roofing, these components would be categorized together because of their correlation to the buildings' exterior envelope systems.
- **Annual Expenditure Breakout, (Tables 3 & 6):** Some of the data provided in the aforementioned cash flow summary chart can also be found within the annual expenditure breakout table. However, this table provides far more detail of each component's scheduled expenditure by listing more precise cost analysis within a given year, as opposed to an annual lump sum value found within the cash flow summary table.

Opinions of probable cost for remedial work are provided only as an estimation or guide. The repair or replacement costs are based on published construction cost data, recent bid prices on similar work, and information provided by the Association or their representatives. The opinions of probable cost can vary due to a number of reasons including changing market conditions, availability of new materials, systems, technology, or new code requirements.

The repairs and replacements forecasted do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components is somewhat unpredictable. The estimated service life assigned to each item assumes proper maintenance is conducted. Lack of maintenance will result in a decreased service life of various components.

EC recommends that the Association utilize the services of a 3rd party consultant when faced with the renewal of components that are considered complex or have a significant cost associated with their replacement. These design professionals will identify irregularities typically before any work begins, minimizing their client's exposure to unnecessary risks and ultimately saving them time and money. They should be actively involved in all phases of the rehabilitation process, (Design, Bidding, and Construction Administration). EC cautions the Association from taking on these responsibilities themselves or trusting their contractor to proceed with work under the terms set by the contractor's self-served contract.



5. FUNDING DATA & RESULTS COMMON, (ALL LOTS)

Community's Registered Legal Name:	Green Mountain Phase 1 Homeowners Association
Year Built:	2017
Fiscal Year:	2024
Fiscal Year Start Date:	January 1, 2024
Fiscal Year End Date:	December 31, 2024
Approximate Starting Balance:	\$85,476
Assumed Rate of Inflation:	3.00%
Assumed "Earned Interest" Rate:	0.15%
Number of Lots:	227
Approved Funding Model - Cash Flow Method_Full Funding Goal	
Average Monthly Contribution Per Lot, (Year One):	\$6.30
Estimated Yearly Contribution, (Year One):	\$17,151
Estimated Annual Expenditures, (Year One):	(\$10,348)
Current Fiscal Year's Estimated Ending Balance:	\$92,412
Percent Funded:	78%
Lowest Annual Closing Balance:	\$88,222
Largest Annual Closing Balance:	\$846,563
Closing Balance @ Year 30:	\$846,563
Applicable Taxes	8.50%



Common, (All Lots)
Board Approved Funding Model - Cash Flow Method_Full Funding Goal
Table 1: Cash Flow Summary

Assumed Rate of Inflation: 3.00%
Assumed "Earned Interest" Rate: 0.15%

Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Lot*	Estimated Annual Expenditures	Annual Closing Balance**	Full Funding Annual Closing Balances	Percent Funded
2024	\$85,476	5.6%	\$17,151	\$6.30	(\$10,348)	\$92,412	\$118,622	78%
2025	\$92,412	5.6%	\$18,116	\$6.65	(\$22,442)	\$88,222	\$119,843	74%
2026	\$88,222	5.6%	\$19,136	\$7.02	(\$1,759)	\$105,744	\$142,387	74%
2027	\$105,744	5.6%	\$20,213	\$7.42	(\$11,319)	\$114,804	\$156,669	73%
2028	\$114,804	5.6%	\$21,350	\$7.84	(\$3,993)	\$132,346	\$179,207	74%
2029	\$132,346	5.6%	\$22,552	\$8.28	(\$3,186)	\$151,925	\$203,885	75%
2030	\$151,925	5.6%	\$23,821	\$8.74	(\$1,980)	\$174,010	\$231,183	75%
2031	\$174,010	5.6%	\$25,162	\$9.24	(\$4,364)	\$195,085	\$257,611	76%
2032	\$195,085	5.6%	\$26,578	\$9.76	(\$3,811)	\$218,161	\$286,101	76%
2033	\$218,161	5.6%	\$28,073	\$10.31	(\$25,963)	\$220,601	\$294,031	75%
2034	\$220,601	5.6%	\$29,653	\$10.89	(\$6,959)	\$243,643	\$321,961	76%
2035	\$243,643	5.6%	\$31,322	\$11.50	(\$2,295)	\$273,057	\$356,175	77%
2036	\$273,057	5.6%	\$33,085	\$12.15	(\$2,364)	\$304,210	\$392,153	78%
2037	\$304,210	5.6%	\$34,947	\$12.83	(\$24,669)	\$314,952	\$407,734	77%
2038	\$314,952	5.6%	\$36,913	\$13.55	(\$2,508)	\$349,855	\$446,799	78%
2039	\$349,855	5.6%	\$38,991	\$14.31	(\$4,282)	\$385,115	\$486,142	79%
2040	\$385,115	5.6%	\$41,185	\$15.12	(\$5,694)	\$421,211	\$526,160	80%
2041	\$421,211	5.6%	\$43,503	\$15.97	(\$32,889)	\$432,464	\$541,117	80%
2042	\$432,464	5.6%	\$45,951	\$16.87	(\$235,324)	\$243,598	\$355,049	69%
2043	\$243,598	5.6%	\$48,537	\$17.82	(\$6,222)	\$286,310	\$393,492	73%
2044	\$286,310	5.6%	\$51,268	\$18.82	(\$5,939)	\$332,103	\$434,392	76%
2045	\$332,103	5.6%	\$54,153	\$19.88	(\$3,085)	\$383,708	\$480,425	80%
2046	\$383,708	5.6%	\$57,201	\$21.00	(\$6,799)	\$434,724	\$525,206	83%
2047	\$434,724	5.6%	\$60,420	\$22.18	(\$22,377)	\$473,448	\$556,868	85%
2048	\$473,448	5.6%	\$63,820	\$23.43	(\$3,371)	\$534,653	\$609,521	88%
2049	\$534,653	5.6%	\$67,412	\$24.75	(\$47,902)	\$554,980	\$620,401	89%
2050	\$554,980	5.6%	\$71,206	\$26.14	(\$3,576)	\$623,493	\$674,691	92%
2051	\$623,493	5.6%	\$75,213	\$27.61	(\$3,683)	\$696,011	\$731,679	95%
2052	\$696,011	5.6%	\$79,446	\$29.17	(\$11,207)	\$765,346	\$784,066	98%
2053	\$765,346	5.6%	\$83,917	\$30.81	(\$3,908)	\$846,563	\$846,574	100%

* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

** Includes Projected Earned Interest

(\$524,214)



Executive Summary – Common, (All Lots)

The following information summarizes the reserve funding plan for fiscal year 2024, as reviewed and approved by the Association's Board of Directors, (BOD) for the above referenced group/entity. The balance within the reserve account is estimated to be \$85,476 on January 1, 2024. The annual contributions to reserves for fiscal year 2024 are estimated to be \$17,151. As previously mentioned, this funding plan assumes a 3.0% inflation rate will be applied annually to the current estimated replacement costs of the shared common elements. The annual rate increase to the reserve contributions will be set at 5.6%. The cost impact caused by inflation, as well as addressing any budgetary shortfalls over the next 30 years were the primary factors for this year's increase. For a complete list of the annual rate increases for the following 29 years, (2025 through 2053) please see Table 1: Cash Flow Summary of this RS, (See Page #11). A set annual EIR of 0.15% will be applied to the reserve funds' account balance as outlined in Chapter 4 of this RS.

Analysis

Physical Analysis – An onsite, physical analysis of the shared common elements was conducted on June 15, 2023. The field assessment portion of this RS was limited to a visual analysis and excludes invasive or destructive testing. Observations are recorded using a representative sampling of the common area components that includes, quantity take-offs, field measurements, and digital photographs to support observed and reported conditions. Observed deficiencies, (if any) will be noted in the comments section for each component listed within "Table 2: Shared Common Elements", (See Appendix A) of this RS.

Financial Analysis – As mentioned earlier, there are several funding goals when forecasting reserve assessments. The primary objective, regardless of which path is chosen is to ensure the financial stability of the reserve account so it not only meets the needs of the current or immediate residents living within the community, but also those in the future.

It is understood the Association has selected to use the "Full Funding" goal. The annual closing balance for 2024 is estimated to be \$92,412, setting the reserve's funding percentage at 78%. Industry standards rate reserve accounts with funding percentages at or above 70% as strong and healthy. Reserve accounts that range from 31% to 69% funded are considered fair, in terms of financial solvency. Accounts at 30% or below are weak and have a high probability of requiring the Association to special assess their community's membership.

The chart below shows the three largest renewal periods anticipated by this study:

<u>Year(s)</u>	<u>Major Renewal Tasks*</u>	<u>Total Annual Expenditures</u>
2033	Asphalt Seal Coating @ Multiple Locations, (1 st Cycle)	Approx. \$26K
2042	Mailbox Kiosks & Concrete Flatwork @ Vehicular Approaches	Approx. \$235K
2049	Asphalt Seal Coating @ Multiple Locations, (2 nd Cycle)	Approx. \$48K

*See Table 3: Annual Expenditure Breakout, for a complete breakout of the scheduled renewal tasks & costs for the years listed above.

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components are somewhat unpredictable.



Results

The amount of funds within the reserve account will maintain a positive balance from fiscal years 2024 through 2053, (30 Years). Over this time, the funding percentage will fluctuate up and down multiple times before finishing approximately 100%. This places the Common, (All Lots) entity in a strong financial position when speaking specifically about the available funds within their reserves to cover expenditures that will be drawn against this account over the next 30 years. This is contingent on the Association following the established funding plan and goal, updating it annually, and how well they care and maintain their shared common elements.

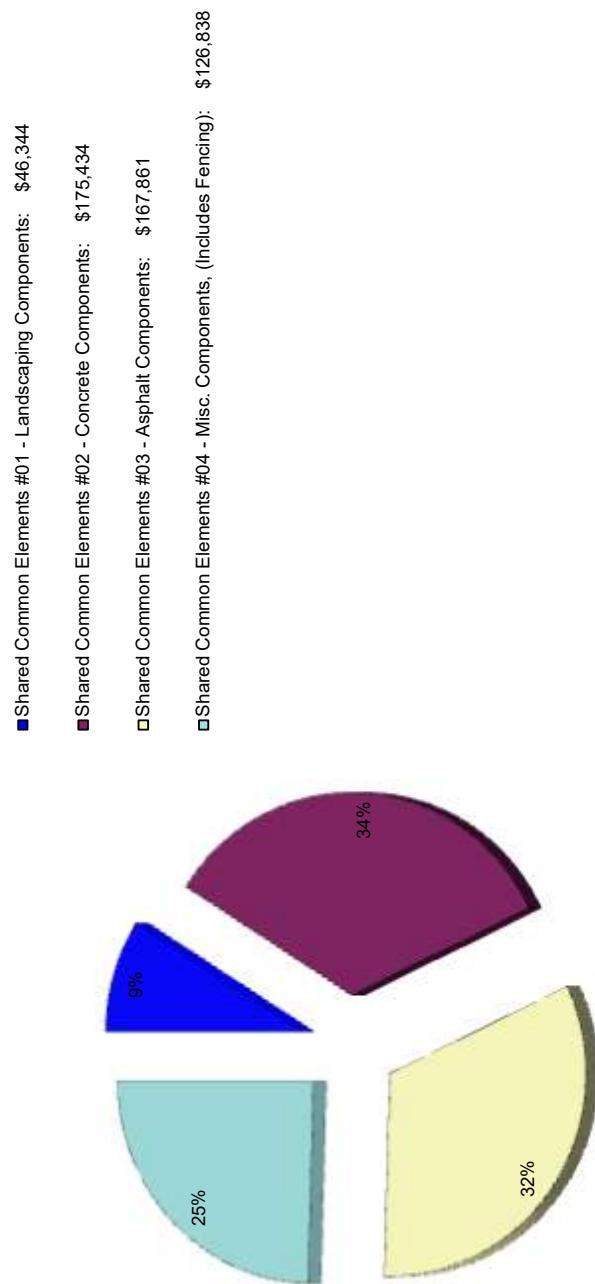
Washington State RCW 64.38.070 RS Statute Disclosure Statement

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."



Common, (All Lots) - Expenditure Chart

Percentage of Anticipated Expenditures By Groups, (30-Year Outlook)
(Groups are formed by multiple factors such as similar renewal timeliness & common functions)



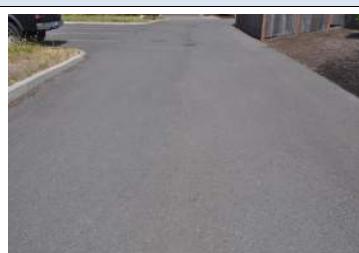
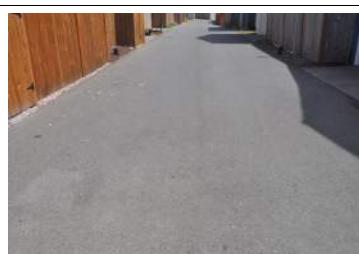
APPENDIX A

TABLE 2: SHARED COMMON ELEMENTS LIST

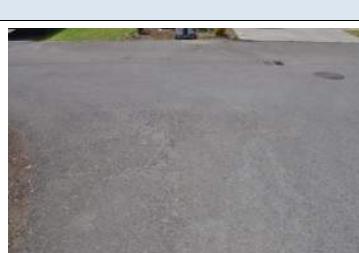
This table provides a list of the shared common elements owned by the “Common, (All Lots)” group/entity. Data and information includes, but is not limited to component quantities, initial year of installation or last known year of replacement, and current estimated unit costs. In addition, this table may include a brief comment, clarification, or recommendation for each component listed. EC recommends that close attention be maintained for systems that could have an elevated maintenance requirement. These components are typically exposed to conditions where they are unlikely to fulfill their typical service life. However, it should be noted that in some instances a heightened maintenance plan can maximize the component's serviceable life span. Where a specific material, component or assembly could not be verified during our field assessment, EC has assumed the components are suitable for their intended use. Replacement costs are based on assumed/estimated values the year this RS was developed.



Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations	
SHARED COMMON ELEMENTS #1: TRACT "B"														
Sub-Section #1: Concrete Components														
1	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	2	EA	\$4,500	\$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.	
2	Formed Concrete Curbing		60	2017	7	-60	0	60	150	LF	\$15.00	\$2,440	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.	
3	Stormwater Catch Basin		50	2017	7	0	43	1	2	EA	\$5,000	\$10,850	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components														
4	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	5,700	SF	\$0.25	\$1,550	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.	
5	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	5,700	SF	\$2.25	\$13,920	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.	

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations	
Sub-Section #3: Misc. Components														
6	Signs, (Plate Only)		10	2017	7	0	3	1	2	EA	\$75.00	\$160	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.	
7	Signs, (Plates & Posts)		20	2017	7	0	13	1	2	EA	\$250	\$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.	
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)														
Sub-Section #1: Concrete Components														
8	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	2	EA	\$4,500	\$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.	
9	Stormwater Catch Basin		50	2017	7	0	43	1	3	EA	\$5,000	\$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components														
10	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	7,100	SF	\$0.25	\$1,930	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.	

* Quantity of years needed or scheduled to complete the renewal process.
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
11	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	7,100	SF	\$2.25	\$17,330	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
12	Signs, (Plate Only)		10	2017	7	0	3	1	3	EA	\$75.00	\$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
13	Signs, (Plates & Posts)		20	2017	7	0	13	1	3	EA	\$250	\$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. 2024 RS Notes: Observed what appears to be impact damage to one or more of the sign posts within this tract. It is recommended the Association take steps this year to repair or replace these assemblies.
14	Address Board		20	2017	7	0	13	1	2	EA	\$350	\$760	
SHARED COMMON ELEMENTS #3: TRACT "F"													
Sub-Section #1: Concrete Components													
15	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	2	EA	\$4,500	\$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
16	Formed Concrete Curbing		60	2017	7	-60	0	60	340	LF	\$15.00	\$5,530	<p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.</p>
17	CMU Retaining Wall		50	2017	7	0	43	1	1,530	SF	\$50.00	\$83,000	<p>It is understood the retaining walls that run along the west side of this tract and behind Lots 59 through 64 are owned and maintained by the Association.</p> <p>Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association hire the services of an engineering firm who will develop an appropriate scope of work that can be used to solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done 10 years prior to the scheduled renewal date.</p> <p>It is also recommended that a structural and/or a geotechnical engineering review the conditions impacting this component every ten, (10) years to ensure they are performing as designed.</p>
18	Stormwater Catch Basin		50	2017	7	0	43	1	2	EA	\$5,000	\$10,850	<p>It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.</p> <p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
Sub-Section #2: Asphalt Components													
19	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	9,360	SF	\$0.25	\$2,540	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
20	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	9,360	SF	\$2.25	\$22,850	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

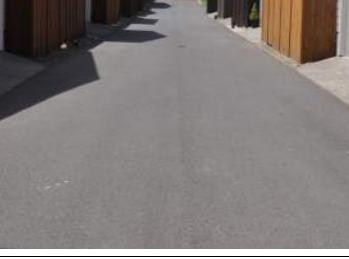
* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

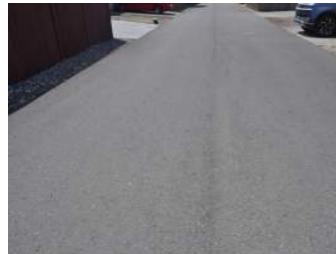
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
21	Signs, (Plate Only)		10	2017	7	0	3	1	4	EA	\$75.00	\$330	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
22	Signs, (Plates & Posts)		20	2017	7	0	13	1	4	EA	\$250	\$1,090	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	7	0	18	1	3	EA	\$3,250	\$10,580	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #4: TRACT "I"													
Sub-Section #1: Landscaping Components													
24	Irrigation Control Devices		10	2017	7	0	3	1	1	EA	\$500	\$540	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
25	Tree Maintenance, Removal & Replacement		5	2022	2	0	3	1	1	EA	\$500	\$540	Budgetary line item for tree care & maintenance tasks such as, pruning removal & replacement, or possible new plantings. Funding plan assumes the estimated replacement costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #2: Concrete Components													
26	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	2	EA	\$4,500	\$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
27	Formed Concrete Curbing		60	2017	7	-60	0	60	200	LF	\$15.00	\$3,260	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
28	Stormwater Catch Basin		50	2017	7	0	43	1	2	EA	\$5,000	\$10,850	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #3: Asphalt Components													
29	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	8,300	SF	\$0.25	\$2,250	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
30	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	8,300	SF	\$2.25	\$20,260	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

* Quantity of years needed or scheduled to complete the renewal process.
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #4: Misc. Components													
31	4' Wood Fencing, (Refinishing)		5	2017	7	0	0	1	85	LF	\$6.00	\$550	<p>It is recommended the fence boards be refinished/stained once every five years in order to help these components meet or outlast their estimated life expectancy.</p> <p>Estimated Unit Cost covers only refinishing of the side that faces out towards Tract "I" and North 93rd Avenue. The refinishing of other side that faces towards Tract "H" is understood to be the responsibility of the Master Association. It is also understood the Master Association is the owner of this fence and is responsible for repairs and the eventual replacement of this fence.</p> <p>2024 RS Notes: It appears this work has not been done for quite some time and the fence is beginning to show advance signs of wear. It is recommended these components be refinished this fiscal year. In addition, several trim board of the fence are beginning to warp and are pulling away from the fence structure. It is recommended the Association contact the Master Association to address this issue as soon as possible before this condition worsens and becomes a more costly repair.</p>
SHARED COMMON ELEMENTS #5: TRACT "J"													
Sub-Section #1: Concrete Components													
32	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	2	EA	\$4,500	\$9,770	<p>The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.</p>
33	Stormwater Catch Basin		50	2017	7	0	43	1	1	EA	\$5,000	\$5,430	<p>It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.</p> <p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
Sub-Section #2: Asphalt Components													
34	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	8,500	SF	\$0.25	\$2,310	<p>Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.</p>
35	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	8,500	SF	\$2.25	\$20,750	<p>This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.</p>

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
36	Signs, (Plate Only)		10	2017	7	0	3	1	3	EA	\$75.00	\$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
37	Signs, (Plates & Posts)		20	2017	7	0	13	1	3	EA	\$250	\$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	7	0	18	1	5	EA	\$3,250	\$17,630	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #6: TRACT "Q"													
Sub-Section #1: Concrete Components													
39	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	1	EA	\$6,000	\$6,510	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years. Estimated Unit Cost includes replacement of a small section of concrete flatwork installed at a pedestrian sidewalk located within this tract.
40	Formed Concrete Curbing		60	2017	7	-60	0	60	230	LF	\$15.00	\$3,740	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
41	ADA Truncated Dome Pads		10	2017	7	0	3	1	2	EA	\$500	\$1,090	It is recommended the Association keep the surface of these components clean of debris throughout the year. Annual condition reviews should be administered to ensure they are performing as designed and meet Federal ADA requirements.
42	Stormwater Catch Basin		50	2017	7	0	43	1	1	EA	\$5,000	\$5,430	<p>It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.</p> <p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
Sub-Section #2: Asphalt Components													
43	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	3,350	SF	\$0.25	\$910	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
44	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	3,350	SF	\$2.25	\$8,180	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
45	Signs, (Plate Only)		10	2017	7	0	3	1	1	EA	\$75.00	\$80	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

* Quantity of years needed or scheduled to complete the renewal process.

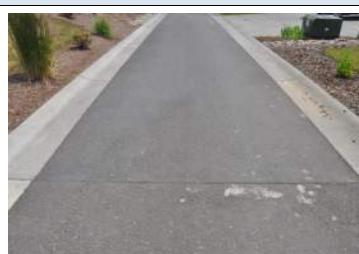
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
46	Signs, (Plates & Posts)		20	2017	7	0	13	1	1	EA	\$250	\$270	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #7: TRACT "S"													
Sub-Section #1: Landscaping Components													
47	Beauty Bark		3	2022	2	0	1	1	1	EA	\$750	\$810	Replenishment cycles are scheduled to occur once every three years
48	Landscaping Rocks		5	2022	2	0	3	1	1	EA	\$250	\$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
49	Irrigation Control Devices	<i>Photo Pending</i>		10	2017	7	0	3	1	EA	\$500	\$540	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Fencing Components													
50	6' Chain Link Fence, (Vinyl Coated)		25	2017	7	0	18	1	65	LF	\$0.00	\$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.

* Quantity of years needed or scheduled to complete the renewal process.
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
<i>Photo Pending</i>													
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	7	0	18	1	4	EA	\$3,250	\$14,110	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #8: TRACT "T"													
Sub-Section #1: Concrete Components													
52	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	1	EA	\$4,500	\$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
53	Formed Concrete Curbing		60	2017	7	-60	0	60	45	LF	\$15.00	\$730	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
54	Stormwater Catch Basin		50	2017	7	0	43	1	1	EA	\$5,000	\$5,430	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.
Sub-Section #2: Asphalt Components													
55	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	850	SF	\$0.25	\$230	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
56	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	850	SF	\$2.25	\$2,080	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
57	Signs, (Plate Only)		10	2017	7	0	3	1	1	EA	\$75.00	\$80	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
58	Signs, (Plates & Posts)		20	2017	7	0	13	1	1	EA	\$250	\$270	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #9: TRACT "V"													
Sub-Section #1: Concrete Components													
59	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	1	EA	\$4,500	\$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
60	Formed Concrete Curbing		60	2017	7	-60	0	60	85	LF	\$15.00	\$1,380	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
61	Stormwater Catch Basin		50	2017	7	0	43	1	1	EA	\$5,000	\$5,430	<p>It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.</p> <p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
Sub-Section #2: Asphalt Components													
62	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	850	SF	\$0.25	\$230	<p>Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.</p>
63	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	850	SF	\$2.25	\$2,080	<p>This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.</p>
Sub-Section #3: Misc. Components													
64	Signs, (Plate Only)		10	2017	7	0	3	1	2	EA	\$75.00	\$160	<p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
65	Signs, (Plates & Posts)		20	2017	7	0	13	1	2	EA	\$250	\$540	<p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations	
SHARED COMMON ELEMENTS #10: TRACT "W"														
<u>Sub-Section #1: Landscaping Components</u>														
66	Beauty Bark		3	2022	2	0	1	1	EA	\$500	\$540	Replenish cycles are scheduled to occur once every three years.		
67	Landscaping Rocks		5	2022	2	0	3	1	EA	\$250	\$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.		
<u>Sub-Section #2: Concrete Components</u>														
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks		25	2017	7	0	18	1	EA	\$8,100	\$8,790	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.		
69	Formed Concrete Curbing		60	2017	7	-60	0	60	235	LF	\$15.00	\$3,820	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.	
70	ADA Truncated Dome Pads		10	2017	7	0	3	1	3	EA	\$500	\$1,630	It is recommended the Association keep the surface of these components clean of debris throughout the year. Annual condition reviews should be administered to ensure they are performing as designed and meet Federal ADA requirements.	

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Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
71	Stormwater Catch Basin		50	2017	7	0	43	1	2	EA	\$5,000	\$10,850	<p>It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.</p> <p>It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.</p>
Sub-Section #3: Asphalt Components													
72	Seal Coat @ Parking Area, (Minor Renewal Task)		8	2017	7	0	1	1	5,240	SF	\$0.25	\$1,420	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)		40	2017	7	0	33	1	5,240	SF	\$2.25	\$12,790	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)		10	2017	7	0	3	1	1,380	SF	\$0.75	\$1,120	Seal coating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This minor renewal task should be conducted every 8 to 10 years.
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)		40	2017	7	0	33	1	1,380	SF	\$4.50	\$6,740	<p>This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1" to 1½"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.</p> <p>Unlike the typical application of the Mill, Fill & Overlay at asphalt paved streets or alleyways where contractors can bring in large, heavy machinery to assist with this work, for smaller projects however, such as pedestrian pathways, the use of this equipment is typically not feasible and will require additional labor costs to complete. As a result, a premium has been added to the Estimated Unit Costs for this scope of work.</p>

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #4: Misc. Components													
76	Signs, (Plate Only)		10	2017	7	0	3	1	4	EA	\$75.00	\$330	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
77	Signs, (Plates & Posts)		20	2017	7	0	13	1	3	EA	\$250	\$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	7	0	18	1	3	EA	\$3,250	\$10,580	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)													
Sub-Section #1: Landscaping Components													
79	Beauty Bark		3	2022	2	0	1	1	1	EA	\$500	\$540	Replenish cycles are scheduled to occur once every three years.
80	Landscaping Rocks		5	2024	0	0	5	1	1	EA	\$250	\$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

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Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
81	Tree Maintenance, Removal & Replacement		5	2022	2	0	3	1	1	EA	\$500	\$540	Budgetary line item for tree care & maintenance tasks such as, pruning removal & replacement, or possible new plantings. Funding plan assumes the estimated replacement costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
82	Irrigation Control Devices		10	2024	0	0	10	1	1	EA	\$500	\$540	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Concrete Components													
83	Concrete Flatwork @ Sidewalks		60	2017	7	-60	0	60	675	SF	\$15.00	\$10,990	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
84	Formed Concrete Curbing		60	2017	7	-60	0	60	135	LF	\$15.00	\$2,200	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
85	Pre-Cast Concrete Parking Curb		30	2017	7	0	23	1	6	EA	\$150	\$980	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
86	Stormwater Catch Basin		50	2017	7	0	43	1	2	EA	\$5,000	\$10,850	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Asphalt Components													
87	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	12,800	SF	\$0.25	\$3,470	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
88	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	12,800	SF	\$2.25	\$31,250	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #4: Fencing & Retaining Wall Components													
89	6' Chain Link Fence, (Vinyl Coated)		25	2017	7	0	18	1	250	LF	\$0.00	\$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.
90	CMU Retaining Wall		50	2017	7	0	43	1	2,500	SF	\$0.00	\$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.
Sub-Section #5: Misc. Components													
91	Signs, (Plate Only)		10	2017	7	0	3	1	3	EA	\$75.00	\$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

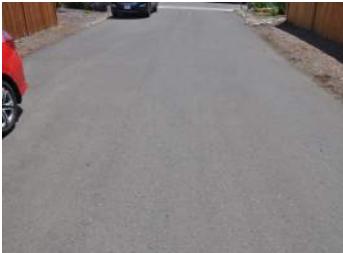
* Quantity of years needed or scheduled to complete the renewal process.
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations	
92	Signs, (Plates & Posts)		20	2017	7	0	13	1	2	EA	\$250	\$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.	
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	7	0	18	1	1	EA	\$3,250	\$3,530	The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&key hardware will be managed via the operating budget or by other means.	
94	Street Lights		30	2017	7	0	23	1	3	EA	\$0.00	\$0	These components are understood to be owned and maintained by the City of Camas or the utility service provider. Therefore, no funds have been allocated within this funding plan for any future expenditures. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.	
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)														
Sub-Section #1: Concrete Components														
95	Concrete Flatwork @ Vehicular Approaches		25	2017	7	0	18	1	1	EA	\$4,500	\$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.	
96	Stormwater Catch Basin		50	2017	7	0	43	1	1	EA	\$5,000	\$5,430	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted.	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

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** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #2: Asphalt Components													
97	Seal Coat, (Minor Renewal Task)		8	2017	7	0	1	1	5,145	SF	\$0.25	\$1,400	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
98	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	7	0	33	1	5,145	SF	\$2.25	\$12,560	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
99	Signs, (Plate Only)		10	2017	7	0	3	1	7	EA	\$75.00	\$570	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
100	Signs, (Plates & Posts)		20	2017	7	0	13	1	2	EA	\$250	\$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS													
Sub-Section #1: Asphalt Components													
101	Crack Sealing @ All Locations		1	2017	7	0	0	1	1	EA	\$1,000	\$1,090	Crack sealing is low-cost method to help prolong the estimated life cycle. Cracks in the asphalt over a 1/4" wide should be sealed as soon as possible. Annual updates will provide clarification of the amount of funds spent during the previous fiscal year. This information will need to come from the Association.

* Quantity of years needed or scheduled to complete the renewal process.
** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed.

Common, (All Lots)**Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
102	Contingency Fund	Photo Pending											<p>Crack sealing is low-cost method to help prolong the estimated life cycle. Cracks in the asphalt over a 1/4" wide should be sealed as soon as possible.</p> <p>Annual updates will provide clarification of the amount of funds spent during the previous fiscal year. This information will need to come from the Association.</p>

APPENDIX B

TABLE 3: ANNUAL EXPENDITURE BREAKOUT

This table is generated by using the estimated values established by “Table 2: Shared Common Elements List”, (See Appendix A). Its primary purpose is designed to provide a complete breakout of the annual expenditures for each of the shared common elements over the 30-year period of this study. The estimated renewal costs listed within this table have factored-in the assumed rate of inflation, (3.0%).



Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$10,348	\$22,442	\$1,759	\$11,319	\$3,993	\$3,186	\$1,980	\$4,364	\$3,811	\$25,963	\$6,959	\$2,295	\$2,364	\$24,669	\$2,508
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
SHARED COMMON ELEMENTS #1: TRACT "B"																
Sub-Section #1: Concrete Components																
1	Concrete Flatwork @ Vehicular Approaches															
2	Formed Concrete Curbing		\$41	\$42	\$43	\$44	\$46	\$47	\$49	\$50	\$52	\$53	\$55	\$56	\$58	\$60
3	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
4	Seal Coat, (Minor Renewal Task)															
5	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
6	Signs, (Plate Only)															
7	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)																
Sub-Section #1: Concrete Components																
8	Concrete Flatwork @ Vehicular Approaches															
9	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
10	Seal Coat, (Minor Renewal Task)															
11	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
12	Signs, (Plate Only)															
13	Signs, (Plates & Posts)															
14	Address Board															
SHARED COMMON ELEMENTS #3: TRACT "F"																
Sub-Section #1: Concrete Components																
15	Concrete Flatwork @ Vehicular Approaches															
16	Formed Concrete Curbing		\$92	\$95	\$98	\$101	\$104	\$107	\$110	\$113	\$117	\$120	\$124	\$128	\$131	\$135
17	CMU Retaining Wall															
18	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
19	Seal Coat, (Minor Renewal Task)															
20	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
21	Signs, (Plate Only)															
22	Signs, (Plates & Posts)															
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															

Common, (All Lots)
Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$10,348	\$22,442	\$1,759	\$11,319	\$3,993	\$3,186	\$1,980	\$4,364	\$3,811	\$25,963	\$6,959	\$2,295	\$2,364	\$24,669	\$2,508
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
SHARED COMMON ELEMENTS #4: TRACT "I"																
Sub-Section #1: Landscaping Components																
24	Irrigation Control Devices															\$793
25	Tree Maintenance, Removal & Replacement															\$793
Sub-Section #2: Concrete Components																
26	Concrete Flatwork @ Vehicular Approaches															
27	Formed Concrete Curbing	\$54	\$56	\$58	\$59	\$61	\$63	\$65	\$67	\$69	\$71	\$73	\$75	\$77	\$80	\$82
28	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
29	Seal Coat, (Minor Renewal Task)															\$2,936
30	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
31	4' Wood Fencing, (Refinishing)															\$739
SHARED COMMON ELEMENTS #5: TRACT "J"																
Sub-Section #1: Concrete Components																
32	Concrete Flatwork @ Vehicular Approaches															
33	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
34	Seal Coat, (Minor Renewal Task)															\$3,014
35	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
36	Signs, (Plate Only)															
37	Signs, (Plates & Posts)															\$1,190
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															
SHARED COMMON ELEMENTS #6: TRACT "Q"																
Sub-Section #1: Concrete Components																
39	Concrete Flatwork @ Vehicular Approaches															
40	Formed Concrete Curbing	\$62	\$64	\$66	\$68	\$70	\$72	\$74	\$77	\$79	\$81	\$84	\$86	\$89	\$92	\$94
41	ADA Truncated Dome Pads															\$1,601
42	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
43	Seal Coat, (Minor Renewal Task)															\$1,187
44	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
45	Signs, (Plate Only)															
46	Signs, (Plates & Posts)															\$397

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$10,348	\$22,442	\$1,759	\$11,319	\$3,993	\$3,186	\$1,980	\$4,364	\$3,811	\$25,963	\$6,959	\$2,295	\$2,364	\$24,669	\$2,508			
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
SHARED COMMON ELEMENTS #7: TRACT "S"																			
Sub-Section #1: Landscaping Components																			
47	Beauty Bark					\$834				\$912			\$996				\$1,089		\$1,190
48	Landscaping Rocks									\$295									\$397
49	Irrigation Control Devices									\$590									\$793
Sub-Section #2: Fencing Components																			
50	6' Chain Link Fence, (Vinyl Coated)																		
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)																		
SHARED COMMON ELEMENTS #8: TRACT "T"																			
Sub-Section #1: Concrete Components																			
52	Concrete Flatwork @ Vehicular Approaches																		
53	Formed Concrete Curbing					\$12	\$13	\$13	\$13	\$14	\$14	\$15	\$15	\$15	\$16	\$16	\$17	\$17	\$18
54	Stormwater Catch Basin																		\$18
Sub-Section #2: Asphalt Components																			
55	Seal Coat, (Minor Renewal Task)									\$237									\$300
56	Mill, Fill & Re-Top, (Major Renewal Task)																		
Sub-Section #3: Misc. Components																			
57	Signs, (Plate Only)									\$87									
58	Signs, (Plates & Posts)																		\$397
SHARED COMMON ELEMENTS #9: TRACT "V"																			
Sub-Section #1: Concrete Components																			
59	Concrete Flatwork @ Vehicular Approaches																		
60	Formed Concrete Curbing					\$23	\$24	\$24	\$25	\$26	\$27	\$27	\$28	\$29	\$30	\$31	\$32	\$33	\$34
61	Stormwater Catch Basin																		\$35
Sub-Section #2: Asphalt Components																			
62	Seal Coat, (Minor Renewal Task)									\$237									\$300
63	Mill, Fill & Re-Top, (Major Renewal Task)																		
Sub-Section #3: Misc. Components																			
64	Signs, (Plate Only)									\$175									
65	Signs, (Plates & Posts)																		\$793
SHARED COMMON ELEMENTS #10: TRACT "W"																			
Sub-Section #1: Landscaping Components																			
66	Beauty Bark									\$556			\$608			\$664			\$726
67	Landscaping Rocks												\$313						\$363
Sub-Section #2: Concrete Components																			
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks																		
69	Formed Concrete Curbing					\$64	\$66	\$68	\$70	\$72	\$74	\$76	\$78	\$81	\$83	\$86	\$88	\$91	\$93
70	ADA Truncated Dome Pads									\$1,781									\$96
71	Stormwater Catch Basin																		\$2,394

Common, (All Lots)
Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$10,348	\$22,442	\$1,759	\$11,319	\$3,993	\$3,186	\$1,980	\$4,364	\$3,811	\$25,963	\$6,959	\$2,295	\$2,364	\$24,669	\$2,508	
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Sub-Section #3: Asphalt Components																	
72	Seal Coat @ Parking Area, (Minor Renewal Task)					\$1,463										\$1,853	
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)																
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)															\$1,645	
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)																
Sub-Section #4: Misc. Components																	
76	Signs, (Plate Only)							\$361									
77	Signs, (Plates & Posts)															\$1,190	
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)																
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)																	
Sub-Section #1: Landscaping Components																	
79	Beauty Bark					\$556			\$608			\$664				\$726	
80	Landscaping Rocks											\$313				\$363	
81	Tree Maintenance, Removal & Replacement								\$590							\$684	
82	Irrigation Control Devices																\$793
Sub-Section #2: Concrete Components																	
83	Concrete Flatwork @ Sidewalks					\$183	\$189	\$194	\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$254
84	Formed Concrete Curbing					\$37	\$38	\$39	\$40	\$41	\$43	\$44	\$45	\$46	\$48	\$49	\$51
85	Pre-Cast Concrete Parking Curb																\$52
86	Stormwater Catch Basin																\$54
Sub-Section #3: Asphalt Components																	
87	Seal Coat, (Minor Renewal Task)							\$3,574								\$4,528	
88	Mill, Fill & Re-Top, (Major Renewal Task)																
Sub-Section #4: Fencing & Retaining Wall Components																	
89	6' Chain Link Fence, (Vinyl Coated)																
90	CMU Retaining Wall																
Sub-Section #5: Misc. Components																	
91	Signs, (Plate Only)																
92	Signs, (Plates & Posts)																\$793
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)																
94	Street Lights																
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)																	
Sub-Section #1: Concrete Components																	
95	Concrete Flatwork @ Vehicular Approaches																
96	Stormwater Catch Basin																
Sub-Section #2: Asphalt Components																	
97	Seal Coat, (Minor Renewal Task)							\$1,442								\$1,827	
98	Mill, Fill & Re-Top, (Major Renewal Task)																

Common, (All Lots)**Table 3: Annual Expenditure Breakout, (30-Year Outlook)**

	Total Expenses inflated at 3% annually	\$10,348	\$22,442	\$1,759	\$11,319	\$3,993	\$3,186	\$1,980	\$4,364	\$3,811	\$25,963	\$6,959	\$2,295	\$2,364	\$24,669	\$2,508
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Sub-Section #3: Misc. Components																
99 Signs, (Plate Only)																
100 Signs, (Plates & Posts)																
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS																
Sub-Section #1: Asphalt Components																
101 Crack Sealing @ All Locations																
102 Contingency Fund																
		\$1,090	\$1,123	\$1,156	\$1,191	\$1,227	\$1,264	\$1,302	\$1,341	\$1,381	\$1,422	\$1,465	\$1,509	\$1,554	\$1,601	\$1,649
		\$8,140														

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$4,282	\$5,694	\$32,889	\$235,324	\$6,222	\$5,939	\$3,085	\$6,799	\$22,377	\$3,371	\$47,902	\$3,576	\$3,683	\$11,207	\$3,908
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
SHARED COMMON ELEMENTS #1: TRACT "B"																
Sub-Section #1: Concrete Components																
1	Concrete Flatwork @ Vehicular Approaches															
2	Formed Concrete Curbing															
3	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
4	Seal Coat, (Minor Renewal Task)															
5	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
6	Signs, (Plate Only)															
7	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)																
Sub-Section #1: Concrete Components																
8	Concrete Flatwork @ Vehicular Approaches															
9	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
10	Seal Coat, (Minor Renewal Task)															
11	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
12	Signs, (Plate Only)															
13	Signs, (Plates & Posts)															
14	Address Board															
SHARED COMMON ELEMENTS #3: TRACT "F"																
Sub-Section #1: Concrete Components																
15	Concrete Flatwork @ Vehicular Approaches															
16	Formed Concrete Curbing															
17	CMU Retaining Wall															
18	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
19	Seal Coat, (Minor Renewal Task)															
20	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
21	Signs, (Plate Only)															
22	Signs, (Plates & Posts)															
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$4,282	\$5,694	\$32,889	\$235,324	\$6,222	\$5,939	\$3,085	\$6,799	\$22,377	\$3,371	\$47,902	\$3,576	\$3,683	\$11,207	\$3,908
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
SHARED COMMON ELEMENTS #4: TRACT "I"																
Sub-Section #1: Landscaping Components																
24	Irrigation Control Devices															\$1,066
25	Tree Maintenance, Removal & Replacement															\$1,235
Sub-Section #2: Concrete Components																
26	Concrete Flatwork @ Vehicular Approaches															\$16,633
27	Formed Concrete Curbing															
28	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
29	Seal Coat, (Minor Renewal Task)															\$3,719
30	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
31	4' Wood Fencing, (Refinishing)															\$857
																\$993
																\$1,152
SHARED COMMON ELEMENTS #5: TRACT "J"																
Sub-Section #1: Concrete Components																
32	Concrete Flatwork @ Vehicular Approaches															\$16,633
33	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
34	Seal Coat, (Minor Renewal Task)															\$3,818
35	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
36	Signs, (Plate Only)															\$474
37	Signs, (Plates & Posts)															
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															\$30,014
SHARED COMMON ELEMENTS #6: TRACT "Q"																
Sub-Section #1: Concrete Components																
39	Concrete Flatwork @ Vehicular Approaches															\$11,083
40	Formed Concrete Curbing															\$97
41	ADA Truncated Dome Pads															\$103
42	Stormwater Catch Basin															\$106
																\$109
																\$113
																\$116
																\$119
																\$123
																\$127
																\$131
																\$134
																\$138
																\$143
																\$147
Sub-Section #2: Asphalt Components																
43	Seal Coat, (Minor Renewal Task)															\$1,504
44	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
45	Signs, (Plate Only)															\$158
46	Signs, (Plates & Posts)															

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$4,282	\$5,694	\$32,889	\$235,324	\$6,222	\$5,939	\$3,085	\$6,799	\$22,377	\$3,371	\$47,902	\$3,576	\$3,683	\$11,207	\$3,908	
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
SHARED COMMON ELEMENTS #7: TRACT "S"																	
Sub-Section #1: Landscaping Components																	
47	Beauty Bark																\$1,853
48	Landscaping Rocks																\$618
49	Irrigation Control Devices																\$1,066
Sub-Section #2: Fencing Components																	
50	6' Chain Link Fence, (Vinyl Coated)																
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)																
SHARED COMMON ELEMENTS #8: TRACT "T"																	
Sub-Section #1: Concrete Components																	
52	Concrete Flatwork @ Vehicular Approaches																
53	Formed Concrete Curbing	\$19	\$20	\$20	\$21	\$21	\$22	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$27	\$28	\$29
54	Stormwater Catch Basin																
Sub-Section #2: Asphalt Components																	
55	Seal Coat, (Minor Renewal Task)																\$482
56	Mill, Fill & Re-Top, (Major Renewal Task)																
Sub-Section #3: Misc. Components																	
57	Signs, (Plate Only)																\$158
58	Signs, (Plates & Posts)																
SHARED COMMON ELEMENTS #9: TRACT "V"																	
Sub-Section #1: Concrete Components																	
59	Concrete Flatwork @ Vehicular Approaches																
60	Formed Concrete Curbing	\$36	\$37	\$38	\$39	\$40	\$42	\$43	\$44	\$45	\$47	\$48	\$50	\$51	\$53	\$54	
61	Stormwater Catch Basin																
Sub-Section #2: Asphalt Components																	
62	Seal Coat, (Minor Renewal Task)																\$482
63	Mill, Fill & Re-Top, (Major Renewal Task)																
Sub-Section #3: Misc. Components																	
64	Signs, (Plate Only)																\$316
65	Signs, (Plates & Posts)																
SHARED COMMON ELEMENTS #10: TRACT "W"																	
Sub-Section #1: Landscaping Components																	
66	Beauty Bark																
67	Landscaping Rocks																
Sub-Section #2: Concrete Components																	
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks																
69	Formed Concrete Curbing	\$99	\$102	\$105	\$108	\$112	\$115	\$118	\$122	\$126	\$129	\$133	\$137	\$141	\$146	\$150	
70	ADA Truncated Dome Pads																
71	Stormwater Catch Basin																

Common, (All Lots)
Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$4,282	\$5,694	\$32,889	\$235,324	\$6,222	\$5,939	\$3,085	\$6,799	\$22,377	\$3,371	\$47,902	\$3,576	\$3,683	\$11,207	\$3,908
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Sub-Section #3: Asphalt Components																
72	Seal Coat @ Parking Area, (Minor Renewal Task)															\$2,973
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)															
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)															\$2,210
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
76	Signs, (Plate Only)															\$651
77	Signs, (Plates & Posts)															
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															\$18,012
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)																
Sub-Section #1: Landscaping Components																
79	Beauty Bark															\$867
80	Landscaping Rocks															\$421
81	Tree Maintenance, Removal & Replacement															\$919
82	Irrigation Control Devices															\$975
Sub-Section #2: Concrete Components																
83	Concrete Flatwork @ Sidewalks															\$285
84	Formed Concrete Curbing															\$57
85	Pre-Cast Concrete Parking Curb															\$61
86	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
87	Seal Coat, (Minor Renewal Task)															\$5,735
88	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Fencing & Retaining Wall Components																
89	6' Chain Link Fence, (Vinyl Coated)															
90	CMU Retaining Wall															
Sub-Section #5: Misc. Components																
91	Signs, (Plate Only)															\$474
92	Signs, (Plates & Posts)															
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															\$6,010
94	Street Lights															
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)																
Sub-Section #1: Concrete Components																
95	Concrete Flatwork @ Vehicular Approaches															\$8,308
96	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
97	Seal Coat, (Minor Renewal Task)															\$2,314
98	Mill, Fill & Re-Top, (Major Renewal Task)															

Common, (All Lots)
Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$4,282	\$5,694	\$32,889	\$235,324	\$6,222	\$5,939	\$3,085	\$6,799	\$22,377	\$3,371	\$47,902	\$3,576	\$3,683	\$11,207	\$3,908
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Sub-Section #3: Misc. Components																
99 Signs, (Plate Only)																
100 Signs, (Plates & Posts)																
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS																
Sub-Section #1: Asphalt Components																
101 Crack Sealing @ All Locations																
102 Contingency Fund																

APPENDIX C
FIVE-YEAR OUTLOOK OF LIKELY EXPENDITURES



2024		
31	4' Wood Fencing, (Refinishing)	\$550
101	Crack Sealing @ All Locations	\$1,090
		\$1,640

2025		
4	Seal Coat, (Minor Renewal Task)	\$1,597
10	Seal Coat, (Minor Renewal Task)	\$1,988
19	Seal Coat, (Minor Renewal Task)	\$2,616
29	Seal Coat, (Minor Renewal Task)	\$2,318
34	Seal Coat, (Minor Renewal Task)	\$2,379
43	Seal Coat, (Minor Renewal Task)	\$937
47	Beauty Bark	\$1,947
55	Seal Coat, (Minor Renewal Task)	\$237
62	Seal Coat, (Minor Renewal Task)	\$237
72	Seal Coat @ Parking Area, (Minor Renewal Task)	\$1,463
87	Seal Coat, (Minor Renewal Task)	\$3,574
97	Seal Coat, (Minor Renewal Task)	\$1,442
101	Crack Sealing @ All Locations	\$1,123
		\$21,857

2026		
101	Crack Sealing @ All Locations	\$1,156
		\$1,156

2027		
6	Signs, (Plate Only)	\$175
12	Signs, (Plate Only)	\$262
21	Signs, (Plate Only)	\$361
24	Irrigation Control Devices	\$590



2027, (Continued)		
25	Tree Maintenance, Removal & Replacement	\$590
36	Signs, (Plate Only)	\$262
41	ADA Truncated Dome Pads	\$1,191
45	Signs, (Plate Only)	\$87
48	Landscaping Rocks	\$295
49	Irrigation Control Devices	\$590
57	Signs, (Plate Only)	\$87
64	Signs, (Plate Only)	\$175
70	ADA Truncated Dome Pads	\$1,781
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)	\$1,224
76	Signs, (Plate Only)	\$361
81	Tree Maintenance, Removal & Replacement	\$590
91	Signs, (Plate Only)	\$262
99	Signs, (Plate Only)	\$623
101	Crack Sealing @ All Locations	\$1,191
		\$10,698

2028		
47	Beauty Bark	\$912
66	Beauty Bark	\$608
79	Beauty Bark	\$608
101	Crack Sealing @ All Locations	\$1,227
		\$3,354



6. FUNDING DATA & RESULTS - LIMITED COMMON, (POOL AMENITY - TRACTS C & M)

Community's Registered Legal Name:	Green Mountain Phase 1 Homeowners Association
Year Built:	2019
Fiscal Year:	2024
Fiscal Year Start Date:	January 1, 2024
Fiscal Year End Date:	December 31, 2024
Approximate Starting Balance:	\$30,298
Assumed Rate of Inflation:	3.00%
Assumed "Earned Interest" Rate:	0.15%
Number of Lots:	429

Previous Funding Model - Underfunded

Average Monthly Contribution Per Lot, (Year One):	\$1.10
Estimated Yearly Contribution, (Year One):	\$5,657
Estimated Annual Expenditures, (Year One):	(\$15,897)
Current Fiscal Year's Estimated Ending Balance:	\$20,096
Percent Funded:	20%
Lowest Annual Closing Balance:	(\$864,484)
Largest Annual Closing Balance:	\$21,867
Closing Balance @ Year 30:	(\$856,636)

Approved Funding Model - Cash Flow Method_Full Funding Goal

Average Monthly Contribution Per Lot, (Year One):	\$1.52
Estimated Yearly Contribution, (Year One):	\$7,827
Estimated Annual Expenditures, (Year One):	(\$15,897)
Current Fiscal Year's Estimated Ending Balance:	\$22,267
Percent Funded:	22%
Lowest Annual Closing Balance:	\$1,383
Largest Annual Closing Balance:	\$448,740
Closing Balance @ Year 30:	\$446,418

Applicable Taxes	8.50%
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Limited Common, (Pool Amenity - Tracts C & M)

Previous Funding Model - Underfunded

Table 4: Cash Flow Summary

Assumed Rate of Inflation: 3.00%
 Assumed "Earned Interest" Rate: 0.15%

Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Lot*	Estimated Annual Expenditures	Annual Closing Balances**	Full Funding Annual Closing Balances	Percent Funded
2024	\$30,298	3.0%	\$5,657	\$1.10	(\$15,897)	\$20,096	\$100,916	20%
2025	\$20,096	3.0%	\$5,827	\$1.13	(\$4,086)	\$21,867	\$127,841	17%
2026	\$21,867	3.0%	\$6,002	\$1.17	(\$12,845)	\$15,052	\$147,655	10%
2027	\$15,052	3.0%	\$6,182	\$1.20	(\$9,395)	\$11,859	\$172,378	7%
2028	\$11,859	3.0%	\$6,367	\$1.24	(\$4,465)	\$13,780	\$203,663	7%
2029	\$13,780	3.0%	\$6,558	\$1.27	(\$118,336)	(\$97,997)	\$122,933	0%
2030	(\$97,997)	3.0%	\$6,755	\$1.31	(\$7,973)	(\$99,215)	\$151,055	0%
2031	(\$99,215)	3.0%	\$6,958	\$1.35	(\$8,225)	(\$100,483)	\$180,741	0%
2032	(\$100,483)	3.0%	\$7,166	\$1.39	(\$5,026)	(\$98,342)	\$215,518	0%
2033	(\$98,342)	3.0%	\$7,381	\$1.43	(\$15,784)	(\$106,745)	\$241,611	0%
2034	(\$106,745)	3.0%	\$7,603	\$1.48	(\$36,121)	(\$135,263)	\$249,213	0%
2035	(\$135,263)	3.0%	\$7,831	\$1.52	(\$8,149)	(\$135,582)	\$285,858	0%
2036	(\$135,582)	3.0%	\$8,066	\$1.57	(\$13,398)	(\$140,915)	\$319,473	0%
2037	(\$140,915)	3.0%	\$8,308	\$1.61	(\$5,826)	(\$138,433)	\$362,821	0%
2038	(\$138,433)	3.0%	\$8,557	\$1.66	(\$6,001)	(\$135,877)	\$408,484	0%
2039	(\$135,877)	3.0%	\$8,814	\$1.71	(\$244,924)	(\$371,988)	\$217,816	0%
2040	(\$371,988)	3.0%	\$9,078	\$1.76	(\$15,064)	(\$377,974)	\$252,548	0%
2041	(\$377,974)	3.0%	\$9,350	\$1.82	(\$11,053)	(\$379,677)	\$293,631	0%
2042	(\$379,677)	3.0%	\$9,631	\$1.87	(\$11,368)	(\$381,414)	\$336,969	0%
2043	(\$381,414)	3.0%	\$9,920	\$1.93	(\$10,324)	(\$381,817)	\$384,028	0%
2044	(\$381,817)	3.0%	\$10,217	\$1.98	(\$174,231)	(\$545,831)	\$270,009	0%
2045	(\$545,831)	3.0%	\$10,524	\$2.04	(\$12,422)	(\$547,729)	\$314,629	0%
2046	(\$547,729)	3.0%	\$10,840	\$2.11	(\$12,814)	(\$549,703)	\$361,664	0%
2047	(\$549,703)	3.0%	\$11,165	\$2.17	(\$18,527)	(\$557,065)	\$405,908	0%
2048	(\$557,065)	3.0%	\$11,500	\$2.23	(\$13,574)	(\$559,139)	\$457,991	0%
2049	(\$559,139)	3.0%	\$11,845	\$2.30	(\$308,261)	(\$855,555)	\$218,554	0%
2050	(\$855,555)	3.0%	\$12,200	\$2.37	(\$8,556)	(\$851,911)	\$273,056	0%
2051	(\$851,911)	3.0%	\$12,566	\$2.44	(\$25,139)	(\$864,484)	\$314,306	0%
2052	(\$864,484)	3.0%	\$12,943	\$2.51	(\$9,077)	(\$860,618)	\$374,327	0%
2053	(\$860,618)	3.0%	\$13,331	\$2.59	(\$9,349)	(\$856,636)	\$437,667	0%
						(\$1,156,210)		

* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

** Includes Projected Earned Interest



Limited Common, (Pool Amenity - Tracts C & M)
Approved Funding Model - Cash Flow Method_Full Funding Goal
Table 4: Cash Flow Summary

Assumed Rate of Inflation: 3.00%
Assumed "Earned Interest" Rate: 0.15%

Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Lot*	Estimated Annual Expenditures	Annual Closing Balance**	Full Funding Annual Closing Balances	Percent Funded
2024	\$30,298	42.5%	\$7,827	\$1.52	(\$15,897)	\$22,267	\$100,916	22%
2025	\$22,267	42.5%	\$11,153	\$2.17	(\$4,086)	\$29,372	\$127,841	23%
2026	\$29,372	42.5%	\$15,893	\$3.09	(\$12,845)	\$32,466	\$147,655	22%
2027	\$32,466	42.5%	\$22,647	\$4.40	(\$9,395)	\$45,778	\$172,378	27%
2028	\$45,778	42.5%	\$32,272	\$6.27	(\$4,465)	\$73,674	\$203,663	36%
2029	\$73,674	42.5%	\$45,988	\$8.93	(\$118,336)	\$1,383	\$122,933	1%
2030	\$1,383	2.0%	\$46,908	\$9.11	(\$7,973)	\$40,349	\$151,055	27%
2031	\$40,349	2.0%	\$47,846	\$9.29	(\$8,225)	\$80,061	\$180,741	44%
2032	\$80,061	2.0%	\$48,803	\$9.48	(\$5,026)	\$123,991	\$215,518	58%
2033	\$123,991	2.0%	\$49,779	\$9.67	(\$15,784)	\$158,198	\$241,611	65%
2034	\$158,198	2.0%	\$50,775	\$9.86	(\$36,121)	\$173,100	\$249,213	69%
2035	\$173,100	2.0%	\$51,790	\$10.06	(\$8,149)	\$217,033	\$285,858	76%
2036	\$217,033	2.0%	\$52,826	\$10.26	(\$13,398)	\$256,816	\$319,473	80%
2037	\$256,816	2.0%	\$53,883	\$10.47	(\$5,826)	\$305,293	\$362,821	84%
2038	\$305,293	2.0%	\$54,960	\$10.68	(\$6,001)	\$354,747	\$408,484	87%
2039	\$354,747	2.0%	\$56,059	\$10.89	(\$244,924)	\$166,273	\$217,816	76%
2040	\$166,273	2.0%	\$57,181	\$11.11	(\$15,064)	\$208,670	\$252,548	83%
2041	\$208,670	2.0%	\$58,324	\$11.33	(\$11,053)	\$256,290	\$293,631	87%
2042	\$256,290	2.0%	\$59,491	\$11.56	(\$11,368)	\$304,833	\$336,969	90%
2043	\$304,833	2.0%	\$60,680	\$11.79	(\$10,324)	\$355,685	\$384,028	93%
2044	\$355,685	2.0%	\$61,894	\$12.02	(\$174,231)	\$243,798	\$270,009	90%
2045	\$243,798	2.0%	\$63,132	\$12.26	(\$12,422)	\$294,912	\$314,629	94%
2046	\$294,912	2.0%	\$64,395	\$12.51	(\$12,814)	\$346,974	\$361,664	96%
2047	\$346,974	2.0%	\$65,683	\$12.76	(\$18,527)	\$394,685	\$405,908	97%
2048	\$394,685	2.0%	\$66,996	\$13.01	(\$13,574)	\$448,740	\$457,991	98%
2049	\$448,740	2.0%	\$68,336	\$13.27	(\$308,261)	\$209,308	\$218,554	96%
2050	\$209,308	2.0%	\$69,703	\$13.54	(\$8,556)	\$270,814	\$273,056	99%
2051	\$270,814	2.0%	\$71,097	\$13.81	(\$25,139)	\$317,213	\$314,306	101%
2052	\$317,213	2.0%	\$72,519	\$14.09	(\$9,077)	\$381,178	\$374,327	102%
2053	\$381,178	2.0%	\$73,969	\$14.37	(\$9,349)	\$446,418	\$437,667	102%
					(\$1,156,210)			

* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

** Includes Projected Earned Interest



Executive Summary – Limited Common, (Pool Amenity)

The following information summarizes the reserve funding plan for fiscal year 2024, as reviewed and approved by the Association's Board of Directors, (BOD) for the above listed group/entity. The balance within the reserve account is estimated to be \$30,298 on January 1, 2024. The annual contributions to reserves for fiscal year 2024 are estimated to be \$7,827. As previously mentioned, this funding plan assumes a 3.0% inflation rate will be applied annually to the current estimated replacement costs of the shared common elements. The annual rate increase to the reserve contributions will be set at 42.50%. The cost impact caused by inflation, as well as addressing any budgetary shortfalls over the next 30 years were the primary factors for this year's increase. For a complete list of the annual rate increases approved by the Board for the following 29 years, (2025 through 2053) please see Table 4: Cash Flow Summary of this RS, (See Page #53). A set annual EIR of 0.15% will be applied to the reserve funds' account balance as outlined in Chapter 4 of this RS.

Analysis

Physical Analysis – An onsite, physical analysis of the shared common elements was conducted on June 15, 2023. The field assessment portion of this RS was limited to a visual analysis and excludes invasive or destructive testing. Observations are recorded using a representative sampling of the common area components that includes, quantity take-offs, field measurements, and digital photographs to support observed and reported conditions. Observed deficiencies, (if any) will be noted in the comments section for each component listed within "Table 5: Shared Common Elements", (See Appendix D) of this RS.

Financial Analysis – As mentioned earlier, there are several funding goals when forecasting reserve assessments. The primary objective, regardless of which path is chosen is to ensure the financial stability of the reserve account so it not only meets the needs of the current or immediate residents living within the community, but also those in the future.

It is understood the Association has selected to use the "Full Funding" goal. The annual closing balance for 2024 is estimated to be \$22,267, setting the reserve's funding percentage at 22%. Industry standards rate reserve accounts with funding percentages at or above 70% as strong and healthy. Reserve accounts that range from 31% to 69% funded are considered fair, in terms of financial solvency. Accounts at 30% or below are weak and have a high probability of requiring the Association to special assess their community's membership.

The chart below shows the three largest renewal periods anticipated by this study:

<u>Year(s)</u>	<u>Major Renewal Tasks*</u>	<u>Total Annual Expenditures</u>
2039	Pool Resurfacing, (2 nd Application) & Pool Equipment	Approx. \$245K
2044	Multiple Interior Renewal Projects @ Pool Amenity	Approx. \$174K
2049	5' Metal Fence Renewal	Approx. \$308K

*See Table 6: Annual Expenditure Breakout, for a complete breakout of the scheduled renewal tasks & costs for the years listed above.

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components are somewhat unpredictable.



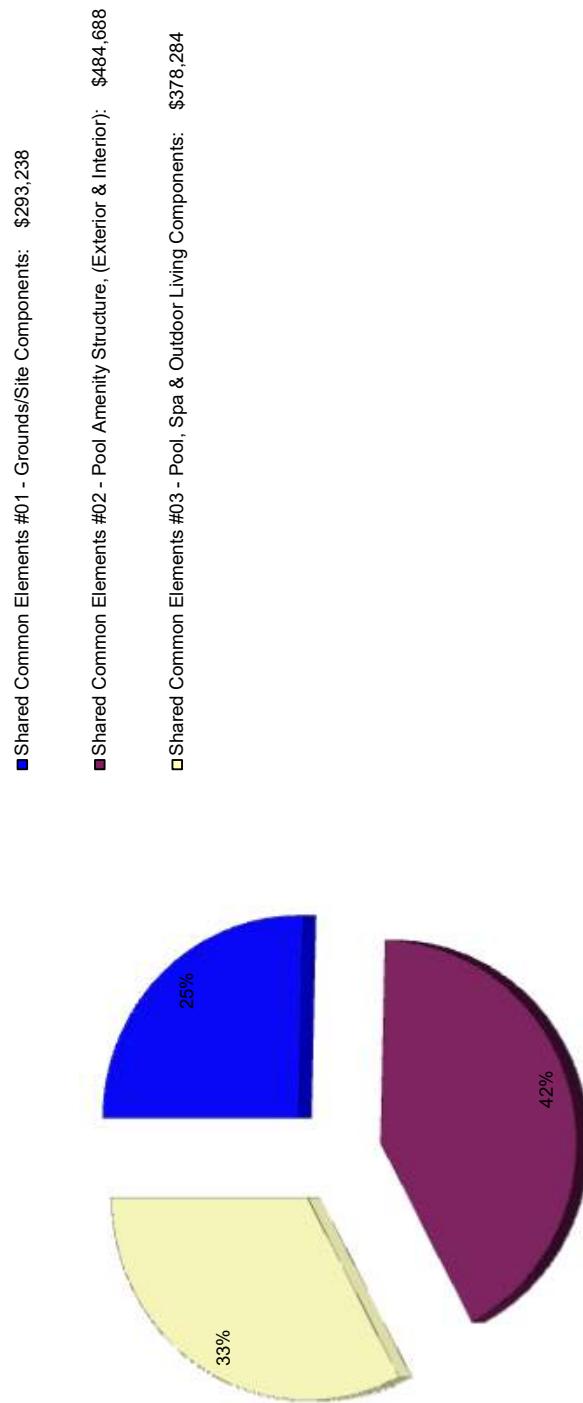
Results

The amount of funds within the reserve account will maintain a positive balance from fiscal years 2024 through 2053, (30 Years). Over this time, the funding percentage will fluctuate up and down multiple times before finishing approximately 102%. This places the Limited Common, (Pool Amenity) entity in a strong financial position when speaking specifically about the available funds within their reserves to cover expenditures that will be drawn against this account over the next 30 years. This is contingent on the Association following the established funding plan and goal, updating it annually, and how well they care and maintain their shared common elements.



Limited Common, (Pool Amenity - Tracts C & M) - Expenditure Chart

Percentage of Anticipated Expenditures By Groups, (30-Year Outlook)
(Groups are formed by multiple factors such as similar renewal timelines & common functions)



APPENDIX D

TABLE 5: SHARED COMMON ELEMENTS LIST

This table provides a list of the shared common elements owned by the “Limited Common, (Pool Amenity)” group/entity. Data and information includes, but is not limited to component quantities, initial year of installation or last known year of replacement, and current estimated unit costs. In addition, this table may include a brief comment, clarification, or recommendation for each component listed. EC recommends that close attention be maintained for systems that could have an elevated maintenance requirement. These components are typically exposed to conditions where they are unlikely to fulfill their typical service life. However, it should be noted that in some instances a heightened maintenance plan can maximize the component’s serviceable life span. Where a specific material, component or assembly could not be verified during our field assessment, EC has assumed the components are suitable for their intended use. Replacement costs are based on assumed/estimated values the year this RS was developed.



Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS													
Sub-Section #1: Landscaping Components													
1	Beauty Bark		3	2019	5	0	0	1	1	EA	\$2,000	\$2,170	Replenishment cycles are scheduled to occur once every three years
2	Lawn Aeration		3	2019	5	0	0	1	1	EA	\$500	\$540	Scheduled work is assumed to be done once every three years.
3	Landscaping Rocks, (Includes Gravel Pathway)		5	2019	5	2	2	1	1	EA	\$1,000	\$1,090	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
4	Tree Maintenance, Removal & Replacement		5	2019	5	2	2	1	1	EA	\$1,500	\$1,630	Budgetary line item for tree care & maintenance tasks such as, pruning removal & replacement, or possible new plantings. Funding plan assumes the estimated replacement costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
5	Irrigation Control Devices		10	2019	5	0	5	1	5	EA	\$500	\$2,710	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #2: Concrete Components													
6	Concrete Flatwork @ Vehicular Approaches		35	2019	5	0	30	1	1	EA	\$4,500	\$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 35 years.
7	Concrete Flatwork, (Sidewalks)		60	2019	5	-60	0	60	2,365	SF	\$15.00	\$38,490	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
8	Formed Concrete Curbs		60	2019	5	-60	0	60	430	LF	\$15.00	\$7,000	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
9	ADA Truncated Dome Pads		10	2019	5	0	5	1	2	EA	\$0.00	\$0	These components are not owned by the Association and therefore have been excluded from this funding plan. Renewal and maintenance costs are assumed to be the responsibility of the City of Camas or Clark County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and replacement responsibilities have been assumed.
10	Stormwater Catch Basin		50	2019	5	0	45	1	2	EA	\$5,000	\$10,850	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

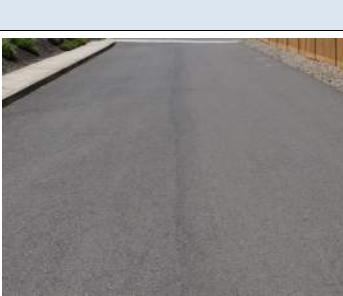
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Fencing Components													
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)		7	2019	5	0	2	1	2	EA	\$1,250	\$2,710	It is recommended these be monitored multiple times a month to ensure they are functioning as designed and meet Federal ADA Requirements. Repairs or replacements of damaged components should be administered immediately.
12	5' Metal Fence, (Refinishing)		5	2019	5	0	0	1	400	LF	\$15.00	\$6,510	It is recommended the metal perimeter fence assemblies be refinished once every five years, in order to help them reach their estimated service life. 2024 RS Notes: The finish on the metal fencing is showing advanced signs of degradation and is recommended to be refinished within the next year.
13	5' Metal Fence "Entry Gates", (Replacement)		15	2019	5	0	10	1	2	EA	\$2,500	\$5,430	It is recommended these be monitored multiple times a month to ensure they are functioning as designed and meet Federal ADA Requirements. Repairs or replacements of damaged components should be administered immediately. It is recommended the metal perimeter fence assemblies be refinished once every five years, in order to help them reach their estimated service life.
14	5' Metal Fence & Attached Assemblies, (Full Replacement)		30	2019	5	0	25	1	400	LF	\$100	\$43,400	It is recommended the metal perimeter fence assemblies be refinished once every five years, in order to help them reach their estimated service life. Estimated service life is heavily dependent on how well the fence is maintained and if regular refinishing cycles are followed.
Sub-Section #4: Asphalt Components													
15	Seal Coat, (Minor Renewal Task)		8	2019	5	0	3	1	7,060	SF	\$0.25	\$1,920	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in its various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years. It is assumed funds for periodic crack sealing will be drawn from reserves and will be noted/document here during the development of the following fiscal year's RS update.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
16	Mill, Fill & Re-Top, (Major Renewal Task)		40	2019	5	0	35	1	7,060	SF	\$2.25	\$17,240	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #5: Misc. Components													
17	Signs, (Plate Only)		10	2019	5	0	5	1	7	EA	\$75.00	\$570	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
18	Signs, (Plates & Posts)		20	2019	5	0	15	1	2	EA	\$438	\$950	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
19	Pet Waste Station		15	2019	5	0	10	1	1	EA	\$500	\$540	
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS													
Sub-Section #1: Exterior Cladding Assemblies													
20	Cedar Siding & Pergola, (Refinishing/Staining)		5	2019	5	0	0	1	1	EA	\$2,500	\$2,710	It is recommended these components be restained once every five years. 2024 RS Notes: The cedar siding and pergola are in need of refinishing. It is recommended this work be done this fiscal year.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
21	Siding & Trim, (Refinishing/Painting)		10	2019	5	0	5	1	1	EA	\$2,000	\$2,170	Estimated funds to refinish all exterior cladding assemblies, (including exterior doors). Excludes cladding assemblies that require a stain finish. See Line Item #20 for staining schedule. It is recommended that a two-coat, 25 year paint be used when scheduled renewal periods come to term.
22	Siding & Trim, (Replacement)		40	2019	5	0	35	1	2,030	EA	\$15.00	\$33,040	Estimated replacement costs are for the full removal and replacement of the exterior cladding assemblies. The assumed scope of work includes, but may not be limited to replacing all siding profiles & soffits, stone masonry, (located at BBQ's & Pergolas) corner trim, belly bands, beam wraps, door trim, columns, pulling & resetting doors, (to properly waterproof rough openings), penetration blocks and painting/staining.
23	Exterior Swing Doors, (Single & Double Hinged)		25	2019	5	0	20	1	1	EA	\$14,750	\$16,000	Estimated Replacement Costs includes the removal and replacement of exterior entry doors and door hardware. Excludes replacement funds for security systems that may be affixed. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Roofing Assemblies													
24	Asphaltic Roof Shingles		20	2019	5	0	15	1	1,225	SF	\$6.50	\$8,640	Estimated renewal costs includes replacement of asphaltic roofing shingles, vents and other roof penetrations as well as flashing assemblies and roof underlayment. Follow manufacturer maintenance requirements and recommendations to help prolong the life of the roofing assemblies.
25	Gutter & Downspouts		25	2019	5	0	20	1	60	LF	\$10.00	\$650	

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

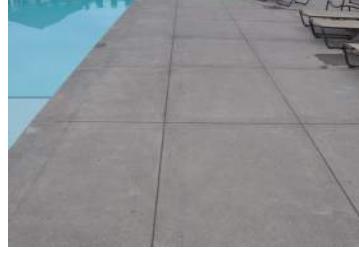
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
26	Electrical & Plumbing System Components		25	2019	5	0	20	1	1	EA	\$5,000	\$5,430	Estimated Unit Cost includes, but may not be limited to the replacement of water spigots, (hose bibs) light fixtures, electrical receptacles, infrared detectors, automated external defibrillators, fire extinguishers, emergency shut-off switches, etc. It is recommended that the Association hire a certified licensed professional when replacing any electrical, plumbing or mechanical components.
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS													
Sub-Section #1: Cementitious & Ceramic Components													
27	Pool & Spa Resurfacing, (Cement/Plaster)		10	2019	5	0	5	1	1	EA	\$30,000	\$32,550	Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done three, (3) years prior to the scheduled renewal date. Follow manufacturer's care and maintenance recommendations and requirements at their scheduled timelines.
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)		20	2019	5	0	15	1	200	LF	\$50.00	\$10,850	Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done three, (3) years prior to the scheduled renewal date. Follow manufacturer's care and maintenance recommendations and requirements at their scheduled timelines.
29	Concrete Flatwork, (Pool Deck)		50	2019	5	-50	0	50	6,150	SF	\$20.00	\$133,460	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association. It is recommended that the Association hire a contractor who is familiar with replacing concrete or masonry components that are adjacent to swimming pools as this may require a different set of skills and tools to ensure or minimize the risk of damage to the pool itself.
Sub-Section #2: Outdoor Living Components													
30	Pool Side Furniture & Accessories		10	2019	5	0	5	1	1	EA	\$20,000	\$21,700	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacements conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
31	Gas BBQ's		10	2019	5	0	5	1	2	EA	\$1,750	\$3,800	
Sub-Section #3: Misc. Components													
32	Pool & Spa Covers		10	2019	5	0	5	1	1	EA	\$10,000	\$10,850	
33	Pool & Spa Grab Rails & Ladders		15	2019	5	0	10	1	1	EA	\$2,500	\$2,710	<p>It is recommended the Association regularly conduct condition reviews/assessments of these components to ensure they are performing as designed and meet Federal ADA requirements.</p> <p>Funding plan assumes these components will be replaced at various times during their estimated life expectancy as opposed to all at once. Annual updates to this RS will include reference notes of work completed during the previous fiscal year. This information will need to come from the Association or their representatives.</p>
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT)													
Sub-Section #1: Flooring, Walls & Ceiling Profiles													
34	Flooring - Traffic Coating		10	2019	5	0	5	1	340	SF	\$10.00	\$3,690	<p>A fluid applied traffic coating has been installed over the concrete slab foundation within the vestibule and both bathrooms.</p> <p>It is recommended the traffic coating be cleaned throughout the year or during seasonal periods when the pool amenity is in use. Follow recommended and required cleaning methods for the type of coating installed.</p>
35	Walls & Ceiling Refinishing/Painting		15	2019	5	0	10	1	1,320	SF	\$3.50	\$5,010	Estimated funds are for the refinishing of the interior walls and ceilings where applicable. Includes pump room.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
36	Ceramic Tiled Walls		25	2019	5	0	20	1	960	SF	\$40.00	\$41,660	Estimated life expectancy for these components are heavily based on how well they are maintained, and how quickly repairs are administered when required. This includes regularly checking grout joints, and conducting repairs as needed. It is recommended the Association consider purchasing spare tiles that match the existing profile exactly. Doing so, will keep a consistent look when one or more tiles require replacement due to damage or failure.
37	Interior Swing Doors, (Single Hinged)		25	2019	5	0	20	1	2	EA	\$1,500	\$3,260	Estimated Replacement Costs includes the removal and replacement of interior swing doors and door hardware. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Electrical, Plumbing & Mechanical System Components													
38	Pool Pumps & Filtration System Equipment, (10 Yrs. or Less Renewal Cycle)		10	2019	5	0	5	1	1	EA	\$10,000	\$10,850	Estimated replacement costs include, but may not be limited to the following components: - Auto Leveler - Auto Chlorinator Follow manufacturer's care and maintenance recommendations and requirements at their scheduled timelines. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
39	Pool Pump & Filtration System Equipment, (11 To 20 Yrs. Renewal Cycle)		20	2019	5	0	15	1	1	EA	\$30,000	\$32,550	Estimated replacement costs include, but may not be limited to the following components: - Pool Pumps & Filters - Pool Heater - Auto Fill System Follow manufacturer's care and maintenance recommendations and requirements at their scheduled timelines. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
40	Misc. Electrical & Mechanical Components		25	2019	5	0	20	1	1	EA	\$5,000	\$5,430	Components covered here include: switches, outlets, lighting, wall mounted space heaters, exhaust fans, electrical breaker switches, etc. Funding plan assumes these components will be replaced at various times during their estimated life expectancy as opposed to all at once. Annual updates to this RS will include reference notes of work completed during the previous fiscal year. This information will need to come from the Association or their representatives. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.
41	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)		25	2019	5	0	20	1	1	EA	\$10,000	\$10,850	Components covered here include: water spigots, sink & shower faucets, sinks basins, toilets, water heater, ADA grab bars, mirrors, changing stations, soap and paper dispensers, etc. Funding plan assumes these components will be replaced at various times during their estimated life expectancy as opposed to all at once. Annual updates to this RS will include reference notes of work completed during the previous fiscal year. This information will need to come from the Association or their representatives. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
42	Security Surveillance & Life Safety Equipment		7	2019	5	0	2	1	1	EA	\$2,500	\$2,710	Components covered here include, but may not be limited to fire extinguishers, fire alarm, emergency call phone, digital cameras, surveillance computer and monitor, etc. Funding plan assumes these components will be replaced at various times during their estimated life expectancy as opposed to all at once. Annual updates to this RS will include reference notes of work completed during the previous fiscal year. This information will need to come from the Association or their representatives. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.
43	Security Entry System	Photo Pending											
44	Contingency Funds	N/A											
Sub-Section #3: Misc. Components													
			1	2023	1	0	0	1	1	EA	\$500	\$540	Budgeted allowance for potential unknown or unforeseen maintenance or renewal costs for the various components and assemblies that reside within the pool amenity.

APPENDIX E

TABLE 6: ANNUAL EXPENDITURE BREAKOUT

This table is generated by using the estimated values established by “Table 5: Shared Common Elements List”, (See Appendix D). Its primary purpose is designed to provide a complete breakout of the annual expenditures for each of the shared common elements over the 30-year period of this study. The estimated renewal costs listed within this table have factored-in the assumed rate of inflation, (3.0%).



Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$15,897	\$4,086	\$12,845	\$9,395	\$4,465	\$118,336	\$7,973	\$8,225	\$5,026	\$15,784	\$36,121	\$8,149	\$13,398	\$5,826	\$6,001		
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS																		
Sub-Section #1: Landscaping Components																		
1	Beauty Bark			\$2,170			\$2,371			\$2,591			\$2,831			\$3,094		
2	Lawn Aeration			\$540			\$590			\$645			\$705			\$770		
3	Landscaping Rocks, (Includes Gravel Pathway)				\$1,156						\$1,341					\$1,554		
4	Tree Maintenance, Removal & Replacement					\$1,729					\$2,005					\$2,324		
5	Irrigation Control Devices							\$3,142										
Sub-Section #2: Concrete Components																		
6	Concrete Flatwork @ Vehicular Approaches																	
7	Concrete Flatwork, (Sidewalks)		\$642	\$661	\$681	\$701	\$722	\$744	\$766	\$789	\$813	\$837	\$862	\$888	\$915	\$942	\$970	
8	Formed Concrete Curbs			\$117	\$120	\$124	\$127	\$131	\$135	\$139	\$143	\$148	\$152	\$157	\$161	\$166	\$171	\$176
9	ADA Truncated Dome Pads																	
10	Stormwater Catch Basin																	
Sub-Section #3: Fencing Components																		
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)				\$2,875								\$3,536					
12	5' Metal Fence, (Refinishing)			\$6,510					\$7,547				\$8,749					
13	5' Metal Fence "Entry Gates", (Replacement)												\$7,297					
14	5' Metal Fence & Attached Assemblies, (Full Replacement)																	
Sub-Section #4: Asphalt Components																		
15	Seal Coat, (Minor Renewal Task)					\$2,098								\$2,658				
16	Mill, Fill & Re-Top, (Major Renewal Task)																	
Sub-Section #5: Misc. Components																		
17	Signs, (Plate Only)							\$661										
18	Signs, (Plates & Posts)																	
19	Pet Waste Station												\$726					
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS																		
Sub-Section #1: Exterior Cladding Assemblies																		
20	Cedar Siding & Pergola, (Refinishing/Staining)			\$2,710				\$3,142					\$3,642					
21	Siding & Trim, (Refinishing/Painting)							\$2,516										
22	Siding & Trim, (Replacement)																	
23	Exterior Swing Doors, (Single & Double Hinged)																	
Sub-Section #2: Roofing Assemblies																		
24	Asphaltic Roof Shingles																	
25	Gutter & Downspouts																	
Sub-Section #3: Misc. Components																		
26	Electrical & Plumbing System Components																	

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$15,897	\$4,086	\$12,845	\$9,395	\$4,465	\$118,336	\$7,973	\$8,225	\$5,026	\$15,784	\$36,121	\$8,149	\$13,398	\$5,826	\$6,001	
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS																	
Sub-Section #1: Cementitious & Ceramic Components																	
27	Pool & Spa Resurfacing, (Cement/Plaster)																\$37,734
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)																
29	Concrete Flatwork, (Pool Deck)																\$4,037
Sub-Section #2: Outdoor Living Components																	
30	Pool Side Furniture & Accessories																\$25,156
31	Gas BBQ's																\$4,405
Sub-Section #3: Misc. Components																	
32	Pool & Spa Covers																\$12,578
33	Pool & Spa Grab Rails & Ladders																\$3,642
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT)																	
Sub-Section #1: Flooring, Walls & Ceiling Profiles																	
34	Flooring - Traffic Coating																\$4,278
35	Walls & Ceiling Refinishing/Painting																\$6,733
36	Ceramic Tiled Walls																
37	Interior Swing Doors, (Single Hinged)																
Sub-Section #2: Electrical, Plumbing & Mechanical System Components																	
38	Pool Pumps & Filtration System Equipment, (10 Yrs. or Less Renewal Cycle)																\$12,578
39	Pool Pump & Filtration System Equipment, (11 To 20 Yrs. Renewal Cycle)																
40	Misc. Electrical & Mechanical Components																
41	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)																
42	Security Surveillance & Life Safety Equipment																\$3,536
43	Security Entry System																
Sub-Section #3: Misc. Components																	
44	Contingency Funds	\$540	\$556	\$573	\$590	\$608	\$626	\$645	\$664	\$684	\$705	\$726	\$747	\$770	\$793	\$817	

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$244,924	\$15,064	\$11,053	\$11,368	\$10,324	\$174,231	\$12,422	\$12,814	\$18,527	\$13,574	\$308,261	\$8,556	\$25,139	\$9,077	\$9,349			
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053			
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS																			
Sub-Section #1: Landscaping Components																			
1	Beauty Bark				\$3,381				\$3,694			\$4,037			\$4,411		\$4,820		
2	Lawn Aeration				\$841				\$919			\$1,005			\$1,098		\$1,199		
3	Landscaping Rocks, (Includes Gravel Pathway)								\$1,802								\$2,421		
4	Tree Maintenance, Removal & Replacement								\$2,694								\$3,621		
5	Irrigation Control Devices								\$4,222								\$5,674		
Sub-Section #2: Concrete Components																			
6	Concrete Flatwork @ Vehicular Approaches																		
7	Concrete Flatwork, (Sidewalks)				\$999	\$1,029	\$1,060	\$1,092	\$1,125	\$1,159	\$1,193	\$1,229	\$1,266	\$1,304	\$1,343	\$1,383	\$1,425	\$1,468	\$1,512
8	Formed Concrete Curbs				\$182	\$187	\$193	\$199	\$205	\$211	\$217	\$224	\$230	\$237	\$244	\$252	\$259	\$267	\$275
9	ADA Truncated Dome Pads																		
10	Stormwater Catch Basin																		
Sub-Section #3: Fencing Components																			
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)								\$4,349								\$5,348		
12	5' Metal Fence, (Refinishing)								\$10,142										
13	5' Metal Fence "Entry Gates", (Replacement)																		
14	5' Metal Fence & Attached Assemblies, (Full Replacement)																	\$90,870	
Sub-Section #4: Asphalt Components																			
15	Seal Coat, (Minor Renewal Task)																	\$4,265	
16	Mill, Fill & Re-Top, (Major Renewal Task)																		
Sub-Section #5: Misc. Components																			
17	Signs, (Plate Only)																	\$1,193	
18	Signs, (Plates & Posts)								\$1,480										
19	Pet Waste Station																	\$1,131	
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS																			
Sub-Section #1: Exterior Cladding Assemblies																			
20	Cedar Siding & Pergola, (Refinishing/Staining)				\$4,222							\$4,895					\$5,674		
21	Siding & Trim, (Refinishing/Painting)				\$3,381												\$4,543		
22	Siding & Trim, (Replacement)																		
23	Exterior Swing Doors, (Single & Double Hinged)																		
Sub-Section #2: Roofing Assemblies																			
24	Asphaltic Roof Shingles				\$13,461							\$1,174							
25	Gutter & Downspouts																		
Sub-Section #3: Misc. Components																			
26	Electrical & Plumbing System Components																\$9,807		

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	\$244,924	\$15,064	\$11,053	\$11,368	\$10,324	\$174,231	\$12,422	\$12,814	\$18,527	\$13,574	\$308,261	\$8,556	\$25,139	\$9,077	\$9,349			
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
	Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053			
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS																			
Sub-Section #1: Cementitious & Ceramic Components																			
27	Pool & Spa Resurfacing, (Cement/Plaster)				\$50,712												\$68,152		
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)				\$16,904														
29	Concrete Flatwork, (Pool Deck)				\$4,159	\$4,283	\$4,412	\$4,544	\$4,680	\$4,821	\$4,965	\$5,114	\$5,268	\$5,426	\$5,589	\$5,756	\$5,929	\$6,107	\$6,290
Sub-Section #2: Outdoor Living Components																			
30	Pool Side Furniture & Accessories				\$33,808												\$45,435		
31	Gas BBQ's				\$5,920												\$7,956		
Sub-Section #3: Misc. Components																			
32	Pool & Spa Covers				\$16,904												\$22,717		
33	Pool & Spa Grab Rails & Ladders																\$5,674		
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT)																			
Sub-Section #1: Flooring, Walls & Ceiling Profiles																			
34	Flooring - Traffic Coating				\$5,749												\$7,726		
35	Walls & Ceiling Refinishing/Painting																\$10,490		
36	Ceramic Tiled Walls																\$75,243		
37	Interior Swing Doors, (Single Hinged)																\$5,888		
Sub-Section #2: Electrical, Plumbing & Mechanical System Components																			
38	Pool Pumps & Filtration System Equipment, (10 Yrs. or Less Renewal Cycle)				\$16,904												\$22,717		
39	Pool Pump & Filtration System Equipment, (11 To 20 Yrs. Renewal Cycle)				\$50,712														
40	Misc. Electrical & Mechanical Components																\$9,807		
41	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)																\$19,596		
42	Security Surveillance & Life Safety Equipment				\$4,349												\$5,348		
43	Security Entry System																		
Sub-Section #3: Misc. Components																			
44	Contingency Funds				\$841	\$867	\$893	\$919	\$947	\$975	\$1,005	\$1,035	\$1,066	\$1,098	\$1,131	\$1,165	\$1,199	\$1,235	\$1,273

APPENDIX F
FIVE-YEAR OUTLOOK OF LIKELY EXPENDITURES



2024		
1	Beauty Bark	\$2,170
2	Lawn Aeration	\$540
12	5' Metal Fence, (Refinishing)	\$6,510
20	Cedar Siding & Pergola, (Refinishing/Staining)	\$2,710
		\$11,930

2025		
29	Concrete Flatwork, (Pool Deck)	\$2,749
		\$2,749

2026		
3	Landscaping Rocks, (Includes Gravel Pathway)	\$1,156
4	Tree Maintenance, Removal & Replacement	\$1,729
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)	\$2,875
42	Security Surveillance & Life Safety Equipment	\$2,875
		\$8,636

2027		
1	Beauty Bark	\$2,371
2	Lawn Aeration	\$590
15	Seal Coat, (Minor Renewal Task)	\$2,098
		\$5,059

2028		
-	-	\$0.00
		\$0



7. SUMMARY

Equip Consulting has reviewed and assessed the reserve requirements for each entity/group within the Green Mountain Phase 1 Homeowners Association in accordance with the scope of services indicated within the authorized service agreement and the "Limitations" outlined in Appendix H of this report.

The following table summarizes the results of the study:

<u>2024 Approved Funding Goals</u>	<u>Estimated Annual Contribution*</u>	<u>Estimated "Average" Monthly Contribution Per Lot**</u>
Common, (All Lots)	\$17,151	\$6.30
Limited Common, (Pool Amenity)	\$7,827	\$1.52

* Financial figures are for year one of this study, January 1, 2024 to December 31, 2024

Calculations of the accumulated funds within each sub-group's reserve accounts include the interest earned per the estimated rates established by the Association.

The RS is a dynamic document that will change over time as repairs and/or replacements are carried out for each of the shared common elements included within this RS, as well as the ever-changing interest and inflation rates that affect our economy. As such, regular updates to the available reserve funds, including visual reviews of the shared common elements are necessary to re-assess the financial planning needs of the Association. EC also recommends that the Board of Directors review local and state laws, the Association's governing documents, as well as their community's goals and objectives in relationship to their investment decisions. We also recommend that the Association utilize the services of a financial planner who can implement an investment strategy to maximize the rate of return on the accumulated reserve funds. This will put the Association in a proactive position to plan for future replacement work prior to the common elements reaching a fully deteriorated condition, which may result in less expensive repair costs.

The annual contributions to the reserve account have been established by the Board of Directors.

Sincerely,

Equip Consulting



Caleb VanderMolen, Principal
Reserve Study & Maintenance Plan Professional



APPENDIX G
PLAT MAPS



GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH)

SUBMISSION IN A PORTION OF THE T.L. FLETCHER D.L.C. NO. 51

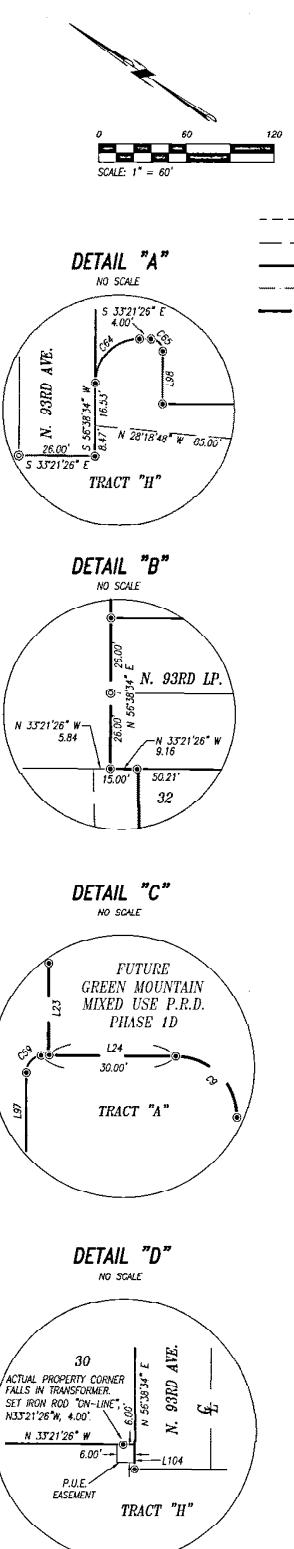
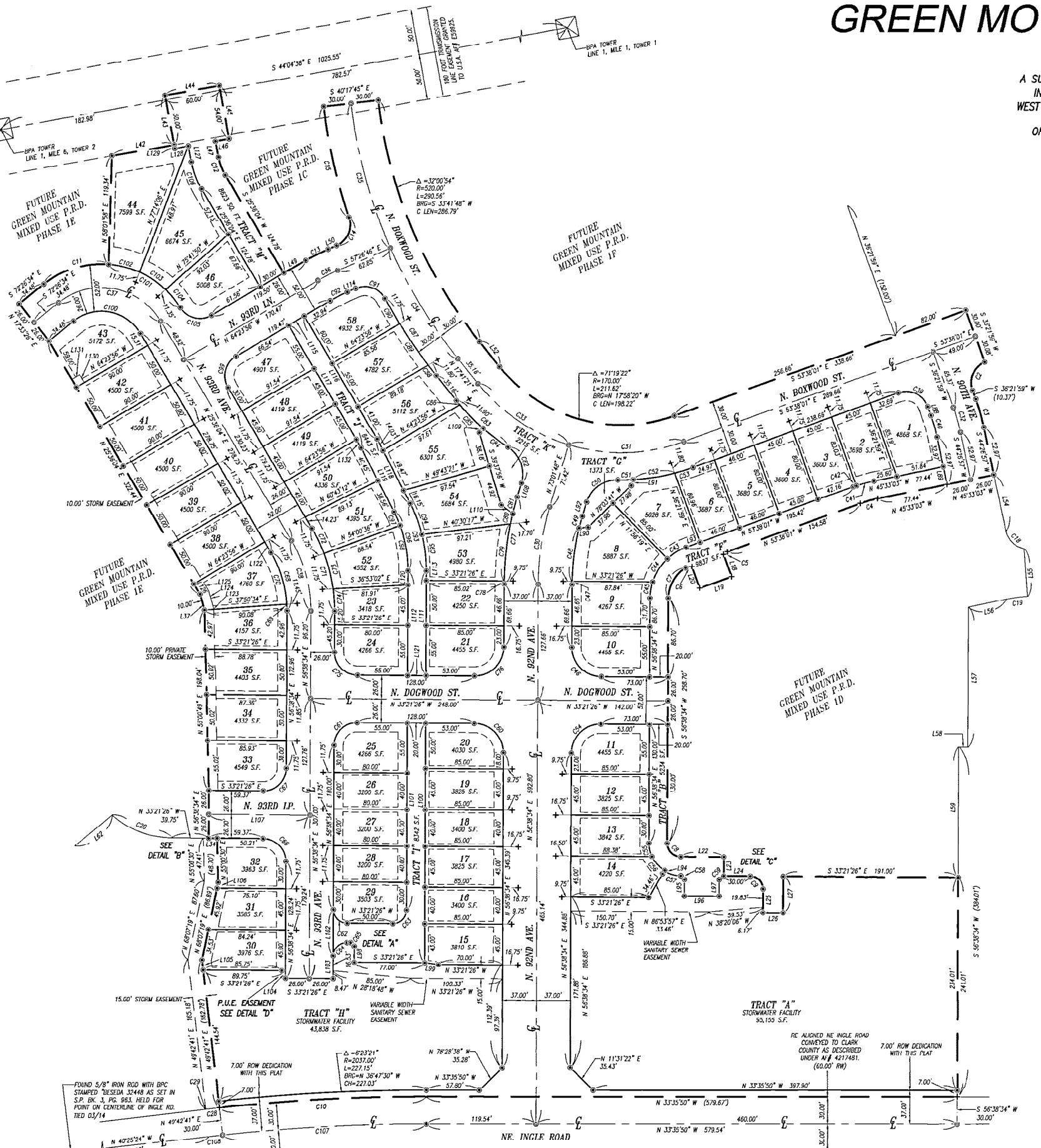
SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE
EAST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N. R. 3 E., W.M.,
CITY OF CANAS, CLARK COUNTY, WASHINGTON

City of Camas, Clark County, Washington
ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.

APPROVED AS GREEN MOUNTAIN MIXED USE P.
PHASE 1A AND PHASE 1B
CITY OF CAMAS FINAL ORDER SUB#14-02
MAY 2017

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	65°52'02"	{36.00'}	{31.27'}	S 70°44'29" W	{33.91'}	
C3	60°45'59"	{236.00'}	{31.88'}	S 40°24'28" W	{31.86'}	
C4	60°45'59"	140.00'	19.75'	N 49°55'32" W	19.75'	
C5	30°00'00"	10.00'	5.24'	N 68°38'01" W	5.18'	
C6	41°50'51"	10.00'	7.30'	N 44°33'27" W	7.14'	
C7	57°52'33"	40.00'	40.40'	S 85°34'51" W	38.71'	
C8	90°00'00"	15.00'	23.56'	S 11°38'34" W	21.21'	
C9	90°00'00"	14.00'	21.99'	S 11°38'34" W	19.80'	
C10	62°31'1"	{2030.00'}	{226.33'}	N 36°47'28" W	{226.21'}	
C11	47°06'49"	101.00'	79.00'	S 50°53'10" W	74.22'	
C12	20°19'18"	60.00'	21.28'	S 35°45'43" W	21.17'	
C13	65°10"	226.00'	27.42'	S 67°55'21" W	27.41'	
C14	85°09'52"	25.00'	37.16'	N 79°58'18" E	33.83'	
C15	1°21'85"	580.00'	124.66'	N 43°32'48" E	124.45'	
C16	67°13'28"	{25.00'}	{29.33'}	S 105°12'17" W	{27.68'}	
C17	74°05'0"	{174.00'}	{23.49'}	S 41°41'00" W	{23.47'}	
C18	40°28'11"	{101.00'}	{71.34'}	N 130°19'19" W	{69.87'}	
C19	65°10"	50.00'	15.00'	N 65°10" W	15.00'	
C20	60°03'31"	2030.00'	226.38'	N 40°24'57" W	226.39'	
C21	16°23'43"	300.00'	85.60'	S 64°05'11" W	85.51'	
C22	36°59'49"	200.00'	127.98'	N 35°18'07" W	125.81'	
C23	60°45'58"	200.00'	28.31'	N 40°24'28" E	28.19'	
C24	34°39'33"	240.00'	120.98'	S 00°21'54" W	119.15'	
C25	149°53'53"	550.00'	142.69'	N 25°07'17" E	142.29'	
C26	176°09'51"	550.00'	164.63'	S 41°07'44" E	164.02'	
C27	65°57'10"	200.00'	24.27'	S 60°55'21" E	24.25'	
C28	98°02'38"	75.00'	128.34'	N 23°25'15" W	113.24'	
C29	31°02'30"	150.00'	81.27'	N 41°07'19" E	80.28'	
C30	90°00'00"	25.00'	39.27'	N 08°38'01" W	35.36'	
C31	80°45'58"	160.00'	119.13'	S 49°U U	19.92'	
C32	101°05'	160.00'	2.84'	N 53°07'29" W	2.84'	
C33	230°02'33"	60.00'	24.09'	S 65°08'13" E	23.93'	
C34	285°37'00"	60.00'	30.32'	S 88°52'57" W	30.00'	
C35	174°45'44"	60.00'	15.60'	N 63°31'20" E	16.53'	
C36	90°00'00"	32.00'	50.77'	S 57°15'45" E	45.20'	
C37	24°43'05"	283.00'	3.34'	N 57°23'27" E	3.34'	
C38	124°25'51"	283.00'	58.74'	S 63°46'03" W	58.62'	
C39	275°14'44"	263.00'	13.14'	N 71°35'56" E	13.14'	
C40	74°14'53"	35.00'	45.35'	N 69°51'10" W	42.24'	
C41	70°53'03"	160.00'	16.82'	N 34°49'50" W	16.82'	
C42	230°02'33"	60.00'	30.27'	S 113°38'34" W	29.00'	
C43	112°24'41"	230.00'	46.01'	N 42°39'23" W	45.93'	
C44	514°44'48"	230.00'	21.06'	N 51°00'37" W	21.05'	
C45	90°00'00"	32.00'	50.27'	N 79°21'26" W	45.25'	
C46	252°22'37"	35.00'	15.50'	S 45°57'15" W	15.38'	
C47	34°22'00"	35.00'	20.99'	N 104°04'57" E	20.68'	
C48	30°15'23"	36.00'	19.01'	S 19°13'44" E	18.79'	
C49	90°00'00"	4.00'	6.28'	S 113°38'34" W	5.66'	
C50	90°00'00"	4.00'	6.28'	S 78°21'26" W	5.66'	
C51	41°12'56"	230.00'	16.82'	S 113°38'34" W	16.82'	
C52	112°24'41"	230.00'	46.01'	N 42°39'23" W	45.93'	
C53	514°44'48"	230.00'	21.06'	N 51°00'37" W	21.05'	
C54	90°00'00"	32.00'	50.27'	N 79°21'26" W	45.25'	
C55	252°22'37"	35.00'	15.50'	S 45°57'15" W	15.38'	
C56	34°22'00"	35.00'	20.99'	N 104°04'57" E	20.68'	
C57	30°15'23"	36.00'	19.01'	S 19°13'44" E	18.79'	
C58	90°00'00"	4.00'	6.28'	S 113°38'34" W	5.66'	
C59	90°00'00"	4.00'	6.28'	S 78°21'26" W	5.66'	
C60	90°00'00"	32.00'	50.27'	S 113°38'34" W	45.25'	
C61	90°00'00"	25.00'	39.27'	N 78°21'26" W	35.36'	
C62	90°00'00"	15.00'	23.56'	N 113°38'4" E	21.21'	
C63	90°00'00"	15.00'	23.56'	N 78°21'26" W	21.21'	
C64	90°00'00"	15.00'	23.56'	N 113°38'4" E	21.21'	
C65	80°45'58"	4.00'	4.20'	N 118°54'4" E	5.66'	
C66	90°00'00"	25.00'	39.27'	S 113°38'4" W	35.36'	
C67	90°00'00"	25.00'	39.27'	N 78°21'26" W	35.36'	
C68	312°32'30"	124.00'	61.18'	N 41°07'19" E	66.36'	
C69	315°24"	124.00'	7.05'	N 55°00'52" E	7.05'	
C70	274°76'06"	124.00'	60.13'	S 39°29'37" W	59.54'	
C71	310°23'30"	176.00'	95.35'	N 41°07'19" E	94.19'	
C72	6°54'12"	176.00'	30.42'	S 30°33'10" W	30.38'	
C73	153°03'00"	176.00'	40.09'	N 42°01'46" E	40.00'	
C74	80°51'8"	176.00'	24.85'	N 52°35'55" E	24.83'	
C75	90°00'00"	25.00'	39.27'	S 113°38'34" W	35.36'	
C76	90°00'00"	32.00'	50.27'	N 78°21'26" W	45.25'	
C77	162°31'44"	337.00'	96.39'	S 64°50'11" W	96.06'	
C78	3°03'49"	337.00'	3.34'	N 56°55'36" E	3.34'	
C79	103°52'37"	337.00'	62.73'	S 62°32'34" W	62.63'	
C80	178°13'	337.00'	11.59'	N 68°51'36" E	11.59'	
C81	371°01'08"	337.00'	18.13'	S 71°26'15" W	18.73'	
C82	74°14'03"	35.00'	45.35'	N 35°44'46" E	42.44'	
C83	143°43'05"	230.00'	75.84'	S 08°14'05" E	52.50'	
C84	82°26'43"	230.00'	35.00'	N 03°44'53" E	33.87'	
C85	201°16'00"	230.00'	36.20'	N 14°45'58" E	36.15'	
C86	126°54'23"	230.00'	5.76'	N 165°53'23" E	5.75'	
C87	100°01'45"	580.00'	101.52'	S 22°42'13" W	101.39'	
C88	126°36'58"	580.00'	14.61'	S 18°24'38" W	14.61'	
C89	52°64'49"	580.00'	25.14'	N 21°51'21" E	25.12'	
C90	308°20'00"	580.00'	31.78'	S 26°08'55" W	31.77'	
C91	65°09'32"	25.00'	39.27'	S 14°51'57" E	33.63'	
C92	65°7'10"	174.00'	21.11'	N 60°53'21" W	21.10'	
C93	272°19'46"	160.00'	76.41'	N 42°57'47" E	75.69'	
C94	129°55'57"	160.00'	36.30'	S 35°46'47" W	36.22'	
C95	142°19'49"	160.00'	40.11'	N 49°27'40" E	40.01'	
C96	272°14'46"	160.00'	66.86'	N 42°57'41" E	66.23'	
C97	64°43'26"	140.00'	16.40'	S 33°28'06" W	16.39'	
C98	203°09'39"	140.00'	50.46'	N 46°18'59" E	50.19'	
C99	86°00'00"	25.00'	39.27'	S 70°36'04" W	35.36'	
C100	98°02'36"	49.00'	83.85'	S 23°52'15" W	73.30'	
C101	53°48'09"	101.00'	94.84'	N 02°23'40" W	91.40'	
C102	193°20'27"	101.00'	35.21'	S 34°00'05" E	34.03'	
C103	193°20'27"	101.00'	35.21'	S 34°00'05" E	34.22'	
C104	146°28'24"	101.00'	25.45'	N 17°15'12" E	25.39'	
C105	86°52'21"	25.00'	38.78'	N 19°57'46" W	35.01'	
C106	201°19'18"	90.00'	31.92'	S 35°45'43" E	31.75'	
C107	62°31'04"	2000.00'	222.83'	N 36°47'20" W	222.71'	
C108	266°33'1"	2000.00'	15.45'	S 46°12'02" E	15.45'	



TABLE

BEARING	DISTANCE
S 36°21'59" W	25.66'
N 53°30'00" W	37.00'
N 36°21'59" E	25.02'
S 33°21'26" E	47.00'
S 55°18'34" W	21.00'
S 33°19'26" E	29.00'
S 56°38'34" W	26.00'
S 33°21'26" E	22.00'
N 56°38'34" E	39.80'
N 33°21'26" E	9.18'
N 44°04'38" E	18.50'
N 44°04'38" W	63.00'
N 45°55'25" E	55.00'
N 44°04'38" E	60.00'
S 45°55'25" E	55.00'
N 44°04'38" W	15.00'
N 45°55'25" W	18.07'
S 44°26'46" E	2.94'
S 57°26'46" E	10.00'
S 174°21'21" W	35.16'
S 44°26'57" E	53.24'
S 52°11'03" W	52.78'
N 45°33'03" S	(41.94')
S 56°38'34" S	(154.02')
N 33°21'26" S	(10.00')
S 56°38'34" S	(143.00')
N 72°68'30" S	(52.44')
S 36°21'59" W	10.37'
S 44°26'57" S	20.00'
S 38°38'04" E	9.81'
N 71°47'47" E	7.00'
N 73°01'48" E	16.39'
S 53°38'34" W	16.26'
S 56°38'34" W	18.00'
S 33°21'26" E	18.00'
N 56°38'34" E	18.00'
S 56°38'34" W	18.00'
S 25°45'45" E	15.13'
N 56°38'34" E	261.00'
N 56°38'34" E	205.00'
S 56°38'34" E	51.00'
S 56°38'34" W	25.00'
N 56°38'34" E	8.24'
S 49°42'21" W	11.24'
N 68°02'19" E	0.44'
N 33°21'26" W	110.37'
N 73°01'48" E	16.39'
S 82°45'45" W	6.15'
S 03°16'08" W	15.58'
N 55°38'34" E	115.52'
S 56°38'34" W	115.52'
N 56°38'34" E	10.52'
N 57°26'46" E	10.00'
N 64°23'56" E	20.00'
N 25°36'04" E	156.00'
S 25°36'04" E	155.36'
S 174°16'47" W	79.85'
S 174°16'47" E	79.85'
S 56°38'34" W	13.44'
S 33°21'26" E	20.00'
N 25°36'04" E	13.44'
N 55°00'49" E	0.72'
N 10°17'19" E	20.78'
N 25°36'04" E	14.81'
N 25°36'04" W	13.44'
N 45°55'22" W	16.07'
N 44°04'38" W	15.00'
N 45°55'25" E	4.00'
N 25°36'04" E	10.00'
N 04°33'56" W	10.00'



GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1D

DEDICATION NOTE
ALL STREETS AND AREAS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS. IF AT ANY TIME THE C.C.A.R.'S ARE REvised, A REvISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

CITY OF CAMAS REQUIRED NOTES

A HOMEOWNERS ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.A.R.'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.A.R.'S ARE REvised, A REvISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDINGS DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THE SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.

Prior to the building department issuing a certificate of occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip or front yard of each lot, as specified on the plat. Required trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.

LAND INVENTORY

TOTAL ACREAGE:	3.02 AC
TOTAL DEVELOPED ACREAGE:	2.12 AC
INCLUDES TRACT "D" (PRIVATE ACCESS)	
TOTAL LOT AREA:	1.95 AC
TOTAL LOT AREA:	0.80 AC
TOTAL INFRASTRUCTURE AREA (PUBLIC STREETS):	0.01 AC
TOTAL TRACT AREA (TRACT "D"):	0.17 AC
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC
TOTAL ACREAGE RECREATIONAL OPEN SPACES:	0.00 AC

DEVELOPMENT STANDARDS	
MINIMUM LOT AREA	3000 S.F.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	70'
MINIMUM LOT WIDTH ON A CURVE OR CUE-E-SAC	N/A
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	55%
MULTIFAMILY LOTS (C.C. PODS) LOTS 59-79	
MINIMUM LOT AREA	3000 S.F.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	70'
MINIMUM LOT WIDTH ON A CURVE OR CUE-E-SAC	N/A
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	55%
MINIMUM SETBACKS (C.C. PODS) LOTS 59-79	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT) (SEE NOTE 5)	10'
GARAGE SETBACK FROM P.O.W.	18'
SIDE YARD (SEE NOTE 2 & 8)	3'
REAR YARD (SEE NOTE 4 & 5)	10'
STREET SIDE YARD (SEE NOTE 2 & 8)	10'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. THE NON-DETACHED HOMES DEDICATED ARE ONE STORY, ONE AND A HALF STORY, OR TWO STORY, AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
3. MAXIMUM REAR YARD FOR DETACHED HOMES IS 10 FEET.
4. MAXIMUM REAR YARD FOR ATTACHED GARAGE IS EITHER 4 FEET OR 18 FEET.
5. MINIMUM REAR YARD FOR ATTACHED GARAGE IS EITHER 4 FEET OR 18 FEET.
6. SETBACKS BASED ON LOT SIZE, LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
7. BUILDING ENVELOPES SHOWN ON THE PLAT WILL ILLUSTRATE THE FRONT AND REAR YARD BUILDING SETBACKS. REFER TO THE PLAT FOR THE EXACT REAR YARD SETBACKS.
8. MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.

CITY OF CAMAS MAYOR

Approved by *[Signature]* 5/12/17
Mayor DATE

CITY OF CAMAS FINANCE DIRECTOR

There are no delinquent special assessments, and all special assessments on any of the property that is dedicated as streets, alleys or for other public use are paid in full at the date of certification.
Approved by *[Signature]* 5/12/17
CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

All improvements have been installed in accordance with the requirements of this title and with the preliminary plat approval.
All improvements meet current public works drawing standards for road, utility and drainage construction plans.

Original and reproducible mylar or electronic records in a format approved by the public works director or designee and certified by the designing engineer as being "as constructed" have been submitted for city records.

Approved by *[Signature]* 5/12/17
CITY OF CAMAS ENGINEER DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

Approved by *[Signature]* 5/12/17
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

Approved by *[Signature]* 5/12/17
CAMS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE

CLARK COUNTY ASSESSOR

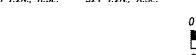
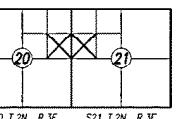
This plat meets the requirements of R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D

Subdivision Plat No. *[Redacted]* in the County of Clark, State of Washington

Peter Van Nortwick, by *[Signature]*

A SUBMISSION IN A PORTION OF THE T.J. FLETCHER O.L.C. NO. 51 IN THE SE 1/4 OF THE NE 1/4 SECTION 20 AND THE SW 1/4 OF THE NW 1/4 SECTION 21 T. 2 N, R. 3 E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON CITY OF CAMAS FINAL ORDER SUB#14-02 MAY, 2017

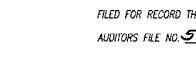
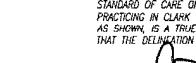
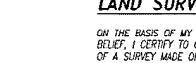
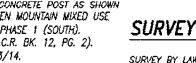
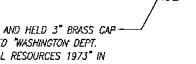
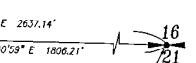


LEGEND

- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PL 42667) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PL 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PL 42667) AT PROPERTY CORNER OR IN CURB ON A PROJECTION OF THE LOT LINE (DISTANCE ALONG PROJECTION SHOWN)
- ◎ POSITION OF SET MONUMENT STAMPED (OLSON ENG PL 42667) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH)
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION (NOTING SET)
- () RECORD DISTANCE / ANGLE
- PROPOSED LOT LINES
- - - - DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- - - PLAT PERIMETER
- PVT PRIVATE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 48202) U.S. SURVEY FEET BASED ON TRAVERSSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN B.R. 51, PG. 161 AND AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.94952076



SURVEY REFERENCES

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 70)

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)

PLAT OF MOUNTAIN CLEN BY OLSON ENGINEERING, INC. (BK. 1, PG. 199)

SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)

WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 96)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5259552 D
DATE: 02/21/18

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5308692 BIA
DATE: 07/28/18

PROCEDURE

FIELD TRAVERSSES WERE PERFORMED WITH A TRIMBLE 58 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-080.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE EXTERIOR 6.00 FEET OF THE LOT LINE PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROAD AND THOSE PORTIONS OF THE LOT LINE 7.4 FEET AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD ARE SUBJECT TO THE APPROPRIATE CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.



LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF A CIVIL SURVEY, THE PRESENT SURVEYS, PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

John M. Blaine, CLB
PROFESSIONAL LAND SURVEYOR NO. 42667
DATE

CLARK COUNTY AUDITOR

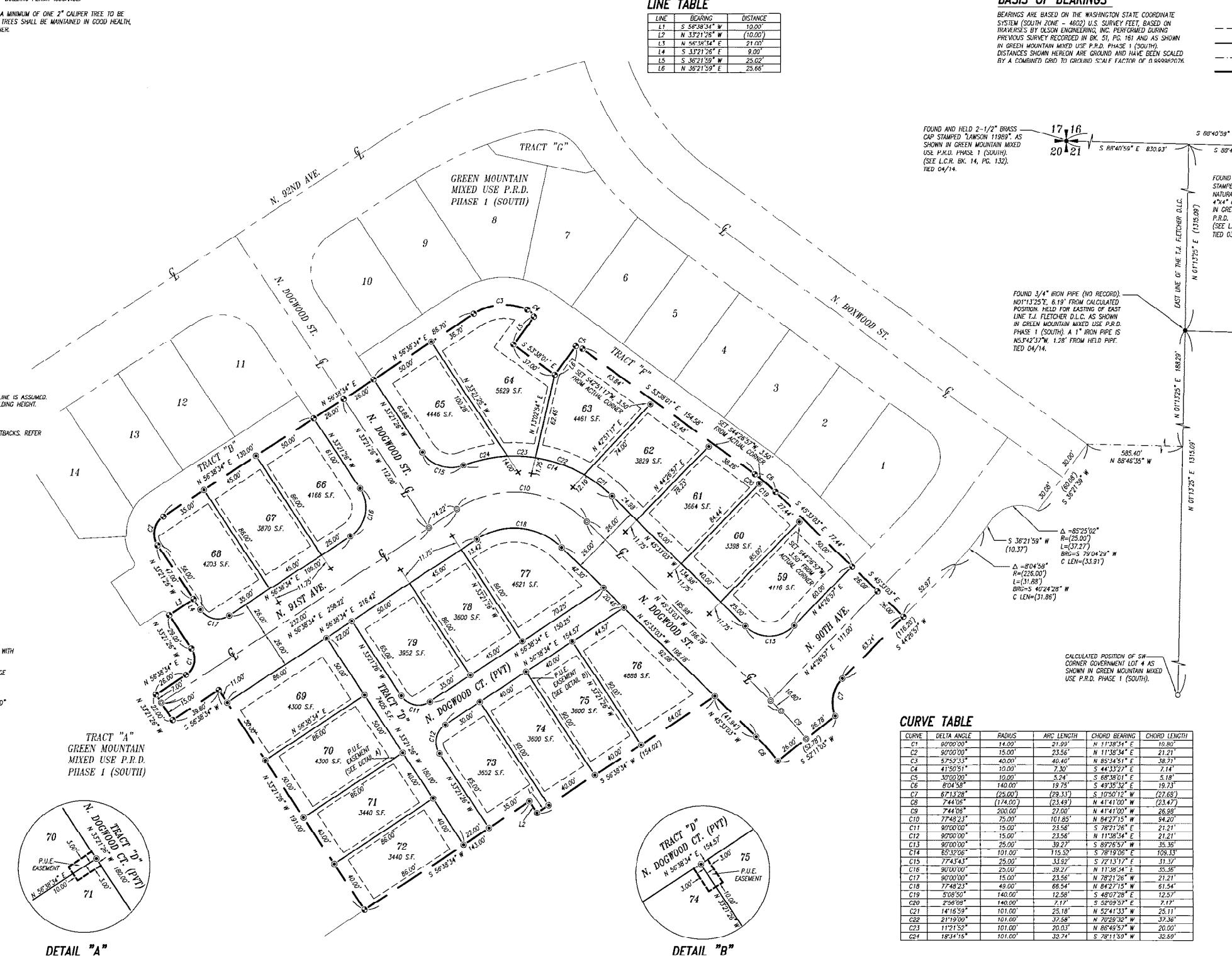
Attested by *[Signature]* by *[Signature]*
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS 17th DAY OF MAY 2017.

AUDITORS FILE NO. 5404504 BOOK OF PLATS 311, AT PAGE 884

PG. 1 OF 1 JOB# 8938.041
COPYRIGHT 2017, OLSON ENGINEERING, INC.
FILE: J:\DATA\8900\8900\8938\SURVEY\PLAT\8938.PLAT.PLS10.DWG

LAND SURVEYORS
ENGINEERS
1-360-883-1365
1-503-289-9936
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE
WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N. R. 3 E. W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018

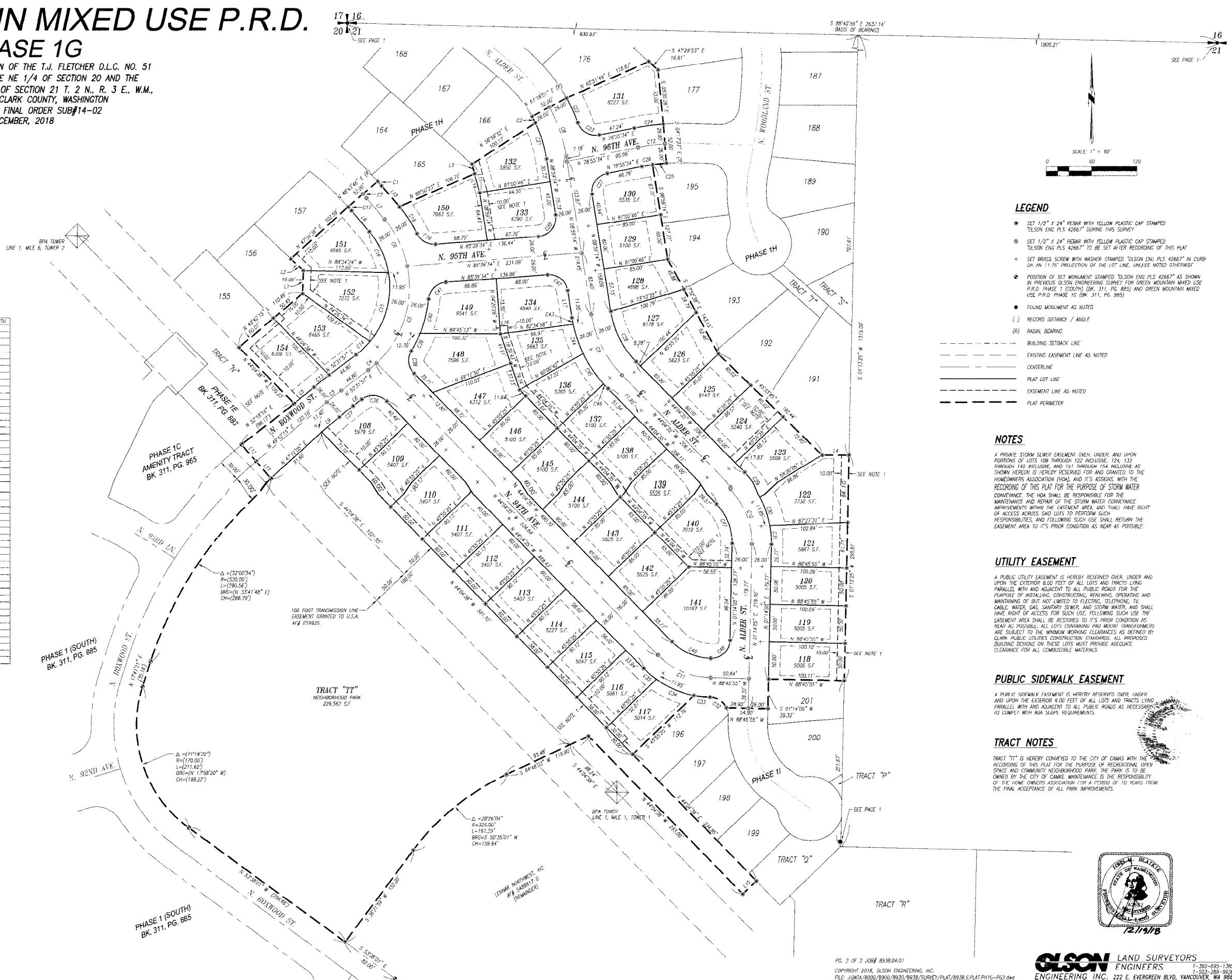
BK 312 P 13 2/2

CURVE TABLE

CURVE	PTN 2A 486° E	RADIALS	ARC 1MTH	CURVE READING	CHORD LENGTH
C1	122°30'	426.00'	7.80'	S 40°44'45" E	7.80'
C2	111°20'	174.00'	9.63'	S 27°06'19" W	9.63'
C3	244°42'	500.00'	24.68'	S 51°07'06" W	24.68'
C4	629°54'	140.00'	14.78'	N 49°30'30" E	14.77'
C5	5876866°	140.00'	141.97'	N 17°26'00" E	135.96'
C6	2836153°	140.00'	69.88'	N 25°55'08" W	69.17'
C7	102393	400.00'	7.33'	N 40°44'45" W	7.33'
C8	1594245°	200.00'	68.81'	N 18°50'37" W	68.47'
C9	3505248°	150.00'	91.86'	S 26°31'55" E	90.43'
C10	2422840°	100.00'	79.06'	N 22°25'15" W	77.71'
C11	444420°	100.00'	79.06'	N 66°15'37" E	76.03'
C12	546539°	320.00'	75.52'	N 82°19'03" E	35.50'
C13	249322°	320.00'	75.97'	S 51°07'06" W	25.96'
C14	1252210°	114.00'	25.61'	N 46°05'32" W	25.55'
C15	491406°	114.00'	97.96'	S 15°02'43" W	94.99'
C16	303832°	114.00'	60.98'	S 24°51'48" E	60.26'
C17	103300	324.00'	6.86'	N 40°44'46" W	6.85'
C18	144720°	166.00'	42.85'	S 32°49'36" E	42.73'
C19	685436°	25.00'	30.07'	S 59°31'11" E	28.20'
C20	943846°	25.00'	41.30'	N 22°25'15" W	36.57'
C21	345215°	124.00'	50.18'	N 17°14'06" W	50.01'
C22	91514°	226.00'	16.50'	N 24°04'22" W	36.46'
C23	813747°	25.00'	15.82'	N 66°15'37" W	12.68'
C24	64638°	326.00'	38.33'	N 82°19'03" E	38.57'
C25	14520°	274.00'	18.28'	N 47°33' E	18.28'
C26	25938°	274.00'	14.16'	S 80°24'30" E	14.16'
C27	12126°	25.00'	25.06'	S 34°17'07" W	24.71'
C28	365621°	124.00'	75.94'	N 26°31'55" W	74.76'
C29	1731724°	126.00'	34.14'	N 36°18'53" W	34.03'
C30	181559°	126.00'	40.17'	N 19°25'12" W	40.00'
C31	111717°	123.00'	25.24'	N 47°33'17" W	25.23'
C32	6220048°	25.00'	27.06'	S 57°17'15" E	25.76'
C33	946704°	126.00'	21.26'	S 87°37'37" E	21.24'
C34	244800°	126.00'	54.54'	S 66°33'35" E	54.11'
C35	107055°	126.00'	22.17'	S 86°17'37" E	22.15'
C36	812648°	32.00'	36.38'	S 86°17'37" E	36.38'
C37	74242°	474.00'	23.40'	N 51°07'06" E	24.40'
C38	745621°	25.00'	32.70'	S 06°36'25" E	30.42'
C39	709749°	166.00'	26.11'	N 26°21'21" E	26.09'
C40	160933°	166.00'	46.82'	S 13°46'10" W	46.66'
C41	755810°	25.00'	34.89'	S 45°40'29" W	32.13'
C42	852717°	25.00'	37.24'	N 51°19'50" W	33.89'
C43	25901°	176.00'	9.11'	S 10°28'14" E	9.11'
C44	132517°	176.00'	41.23'	N 18°59'35" W	41.15'
C45	155646°	176.00'	48.98'	N 33°20'55" W	48.83'
C46	25901°	176.00'	9.11'	N 10°28'14" E	8.11'
C47	451840°	74.00'	58.52'	N 21°25'15" W	57.01'
C48	202528°	25.00'	38.46'	N 46°26'49" E	38.49'
C49	441532°	74.00'	57.17'	S 66°12'31" E	55.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°21'24" E	30.81'
L2	N 45°21'24" W	23.01'
L3	N 150°21'5" W	13.00'
L4	N 2853739° E	15.39'
L5	N 494215° E	34.10'
L6	N 401315° W	38.72'
L7	N 401315° W	38.72'
L8	S 523197° W	14.21'
L9	S 494215° W	30.66'
L10	N 455322° W	25.00'
L11	N 401315° W	30.00'
L12	N 401745° W	30.00'
L13	S 4923515° E	36.72'
L14	S 150°21'5" E	26.66'
L15	S 150°21'5" E	39.68'
L16	N 85°19'34" E	10.00'
L17	N 08519'34" W	36.38'



GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1H

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER O.L.C. NO. 51
 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 20 AND THE
 NW 1/4 OF THE NW 1/4 OF SECTION 21 T. 2 N. R. 3 E. W.M.
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY OF CAMAS FINAL ORDER SUB#14-02
 DECEMBER, 2018

SCALE: 1" = 50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°49'20"	274.00'	16.28'	N 83°47'53" E	16.20'
C2	3°11'20"	174.00'	9.68'	S 270°19' F	9.68'
C3	1°02'58"	426.00'	7.06'	N 40°44'45" W	7.80'
C4	4°43'20"	96.00'	7.91'	N 03°41'42" E	7.90'
C5	2°55'32"	96.00'	25.07'	N 03°41'42" E	25.07'
C6	1°50'07"	96.00'	11.00'	N 00°18'56" W	24.42'
C7	48°28'21"	55.00'	31.15'	N 00°26'28" W	20.52'
C8	21°58'01"	96.00'	38.76'	N 87°11'22" E	38.50'
C9	21°35'56"	226.00'	45.26'	S 272°40' E	84.69'
C10	88°08'06"	25.00'	18.46'	N 49°41'19" E	34.78'
C11	14°23'02"	226.00'	56.74'	N 57°22'11" W	56.59'
C12	60°58'36"	326.00'	14.98'	N 86°46'58" E	34.95'
C13	60°58'36"	306.00'	32.19'	N 86°46'58" E	32.17'
C14	85°27'47"	25.00'	31.24'	N 46°06'14" E	20.00'
C15	47°44'30"	25.00'	16.19'	N 7759177 W	16.19'
C16	51°01'11"	154.00'	54.66'	N 0415344 W	54.66'
C17	51°01'11"	140.00'	54.66'	N 0415344 W	54.66'
C18	157°50'38"	180.75'	45.99'	N 043136" W	49.55'
C19	38°39'38"	143.90'	46.72'	N 2216288 W	34.91'
C20	12°35'15"	143.90'	31.61'	N 4749242 W	31.55'
C21	59°36'44"	43.00'	44.74'	N 7203109 W	42.75'
C22	57°13'42"	43.00'	42.95'	N 1237575 W	41.19'
C23	28°09'17"	43.00'	21.33'	N 2703139 W	20.92'
C24	33°39'41"	43.00'	24.90'	N 9529100 W	24.90'
C25	87°17'58"	43.00'	65.92'	N 5833104 W	56.36'
C26	40°14'51"	20.00'	13.75'	N 3601314 W	13.75'
C27	17°35'02"	195.00'	54.00'	N 2623100 W	54.00'
C28	17°35'02"	195.00'	54.00'	N 2623100 W	54.00'
C29	17°35'02"	195.00'	54.00'	N 2623100 W	54.00'
C30	6°17'54"	245.00'	21.63'	N 0721292 W	21.63'
C31	3°32'09"	286.31'	48.52'	N 0351362 W	48.52'
C32	5°06'06"	786.31'	70.02'	N 0812149 W	70.00'
C33	12°38'38"	16.13'	16.13'	N 117.75	16.13'
C34	7°49'46"	260.31'	103.89'	N 0602259 W	103.89'
C35	7°12'10"	260.31'	79.33'	N 1103222 E	24.23'
C36	19°32'02"	128.75'	43.89'	N 0223226 E	43.66'
C37	11°45'47"	13.00'	16.00'	N 3407227 E	18.03'
C38	92°10'41"	43.00'	68.16'	N 0220244 W	61.94'
C39	275954"	43.00'	20.82'	N 5701462 E	20.72'
C40	704206"	43.00'	51.06'	N 7240442 E	49.76'
C41	622518"	43.00'	46.85'	N 0707029 E	44.65'
C42	363932"	30.00'	12.76'	N 0549217 E	12.54'
C43	275935"	180.75'	7.65'	N 1114198 W	7.65'
C44	132503"	180.75'	42.33'	N 0571949 W	42.23'
C45	913220"	25.00'	16.98'	N 4722277 W	15.83'
C46	608966"	274.00'	28.40'	N 8846384 E	29.36'
C47	135842"	226.00'	53.14'	N 3541202 W	55.00'
C48	135842"	226.00'	53.14'	N 3541202 W	55.00'
C49	135842"	226.00'	53.14'	N 3541202 W	55.00'
C50	144807"	14.00'	44.49'	N 5723202 W	44.49'
C51	210211"	174.00'	52.00'	N 1253230 W	52.00'
C52	53815"	42.00'	474"	N 6539152 W	474"
C53	53815"	42.00'	474"	N 6539152 W	474"
C54	53815"	42.00'	474"	N 6539152 W	474"
C55	75436"	42.00'	58.81"	N 5417222 W	58.76"
C56	75436"	42.00'	58.81"	N 5417222 W	58.76"
C57	619415"	42.00'	11.77'	N 4203143 W	11.77'
C58	837457"	374.00'	56.33"	N 5617224 W	56.27"
C59	104216"	374.00'	68.07"	N 4637223 W	68.77"
C60	342457"	43.00'	51.46"	N 4634464 W	56.83"
C61	135842"	86.00'	26.03'	N 3541202 W	26.03"
C62	211140"	174.00'	48.48'	N 1253230 W	48.48'
C63	251617"	374.00'	167.46"	N 5405251 W	168.65"
C64	251617"	426.02'	160.74"	N 5405251 W	169.51"
C65	723444"	96.00'	121.61'	N 3038096 W	113.64"
C66	355858"	174.00'	109.27'	N 6871708 W	107.49"
C67	213140"	226.00'	64.97"	N 3922499 W	64.42"
C68	2645746"	43.00'	199.85"	N 7736444 E	63.42'
C69	107135"	760.31'	133.12'	N 0706301 E	132.35'
C70	567135"	168.90"	169.24"	N 0706301 E	169.24"
C71	567135"	168.90"	169.24"	N 0706301 E	169.24"
C72	567135"	143.80"	141.25"	N 2659345 E	135.65"
C73	2655726"	43.00'	199.60"	N 3107172 E	62.02"
C74	723444"	++0.00'	55.74"	N 3938506 W	52.65"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°02'13" E	13.00'
L2	N 665578" W	46.75'
L3	N 8809357" W	39.72'
L4	N 8809357" W	27.27'
L5	N 4231713" E	29.47'
L6	N 3411295" W	24.49"
L7	N 3411295" W	54.22"
L8	N 2135178" W	82.22"
L9	N 2135178" W	100.00'
L10	N 1529347" E	143.33"
L11	N 4937445" W	56.59'
L12	N 4606142" E	20.00'
L13	N 4606142" E	18.17'
L14	N 4153726" E	20.00'

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PL 26267" DURING THIS SURVEY.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PL 26267" TO BE SET AFTER RECORDING OF THIS PLAT.
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PL 26267" ON CURB OR 11.75" PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- POSITION OF SET MONUMENT STAMPED "OLSON ENG PL 26267" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK 311, PG. 882) AND GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.
- FOUND MONUMENT AS NOTED.
- RECORD DISTANCE / ANGLE.
- RADIAL BEARING.
- EXISTING EASEMENT LINE AS NOTED.
- CENTERLINE.
- PLAT LOT LINE.
- EASEMENT LINE AS NOTED.
- PLAT PERIMETER.

NOTES

- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 155, 182, 191, TRACT "T", AND TRACT "W" AS SHOWN HERON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNEES, UPON THE RECORDING OF THIS PLAT. THE OWNER SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER FACILITIES WITHIN SAID EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.
- A PRIVATE STORM SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 155 THROUGH 160 INCLUSIVE, 165 THROUGH 171 INCLUSIVE, AND 172 THROUGH 180 INCLUSIVE, TOGETHER WITH INCLUSIVE EASEMENTS OVER TRACT "T" AND "W" AS SHOWN HERON IS HEREBY RESERVED AND GRANTED TO THE HOMEOWNERS ASSOCIATION (H.A.) AND ITS ASSIGNEE WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE H.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WHICH THE H.A. MAINTAINS AND SHALL HAVE FREE ACCESS TO KERB SIDE EASY TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.

UTILITY EASEMENT

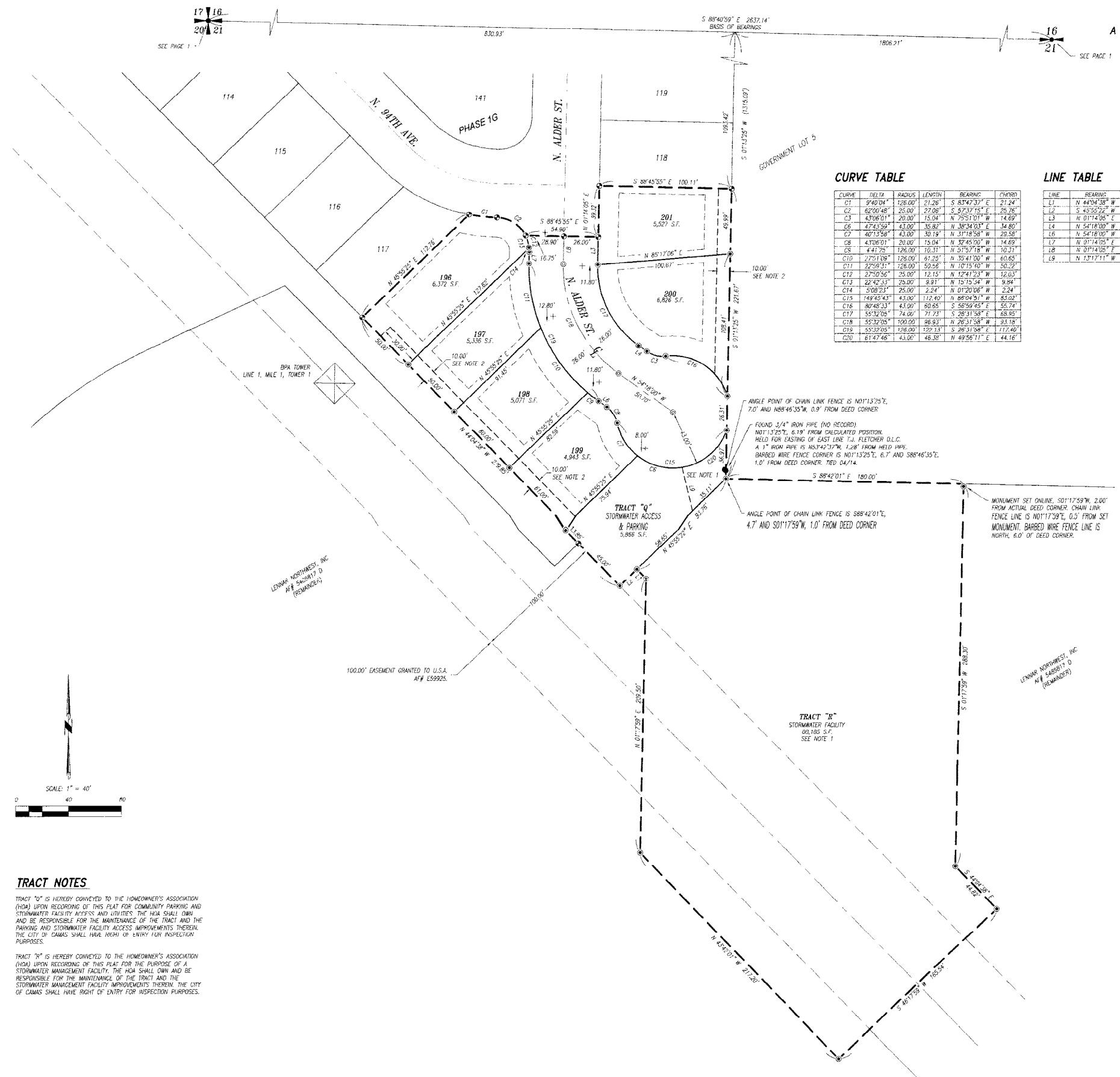
A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT "T", ALL OF TRACT "W", ALL OF TRACT "V", AND THE EXTERIOR 6.0 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH THE EXTERIOR 6.0 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH THE EXTERIOR 6.0 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENOVATING, OPERATING AND MAINTAINING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, AND SEWER SYSTEMS, WATER, SEWER, AND GAS LINES. THE OWNER SHALL HAVE ACCESS FOR SUCH USE, FOLLOWING SUCH USE, THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.0 FEET OF ALL LOTS AND TRACTS

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1I

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 AND GOVERNMENT LOT 4
IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018



LEGEND

SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.

SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.

SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42867" IN CURB AT 11'75 PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.

POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.

FOUND MONUMENT AS NOTED.

RECORD DISTANCE / ANGLE.

BUILDING SETBACK LINE.

EXISTING CASINGMENT LINE AS NOTED

CENTERLINE.

PLAT LOT LINE.

EASEMENT LINE AS NOTED.

PLAT PERIMETER

108

AN ACCESS AND INSPECTION EASEMENT OVER ALL OF TRACT "B" AND A PORTION OF TRACT "D" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT, FOR THE PURPOSE OF MAINTAINING AND INSPECTING THE EASEMENT AREA FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN SAID TRACT "D". THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY IMPROVEMENTS WITHIN THE EASEMENT AREA.

A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "D" AND PORTIONS OF LOTS 168 THROUGH 201 INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA. THE HOA SHALL HAVE THE RIGHT TO ACROSS LOTS TO PERFORM SUCH DREDGING, CLEANING, AND FOLLOWING SUCH USE, SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.

PROPERTY EASEMENT

LIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND
FOR EXTERIOR LOT FEET 100, ALL LOTS AND TRACTS 1946
ET AL. AND ADJACENT TO THE PUBLIC ROADS FOR THE
USE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND
MAINTAINING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV,
WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL
RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE
RIGHT AREA SHALL BE RESTORED TO IT'S PREVIOUS CONDITION AS
CONSIDERED BY ALL CONCERNED. PART MOUNT TRANSFORMERS
SUBJECT TO THE MANUFACTURER'S CONSTRUCTION STANDARDS AS DEFINED BY
THEIR UTILITIES CONSTRUCTION STANDARDS. AND ALL PROPOSED
DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE
PACE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

UBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER
PON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING
EL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY
AKY WITH ADA SLOPE REQUIREMENTS.



APPENDIX H

LIMITATIONS



This report is intended for the sole use of the client indicated above and must not be distributed to, or used by, others without our knowledge. It is based on the documents and information provided to us and the findings at the time of our on-site review.

It is a basic assumption that any correspondence, material, data, evaluations, and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis or design calculations were conducted, nor were they within the scope of this review.

Some of the findings herein are based on a random sampling visual review of the surface conditions, discussions with the Board of Directors and/or their designated representatives, and review of relevant documents. Observations were made only of those areas that were readily accessible during our review. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Unless otherwise indicated in this report, components are assumed to be suitable for their intended use and are being used under normal service conditions. Finally, for this year's update, we have not undertaken a physical review of subsurface conditions or concealed structural systems.

It is possible that unexpected conditions may be encountered at buildings/facilities that have not been explored within the scope of this report. Should such an event occur, EC should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this report, EC does not assume any of the duties or liabilities of the designers, builders, or owners of the subject property. Owners, prospective purchasers, tenants, or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed and the general visual review undertaken and understand that EC cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.

Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No warranties, either expressed or implied, are made.

