



MOUNTAIN RIDGE

FROM THE HIGH \$300'S

HOA INCLUSIONS & AMENITIES

ALL HOMES

— Community & City Trail System:

- (4) Clubhouses
- (4) Gyms
- (4) Pools
- Playgrounds
- Internet
- Community Trail System that connects to 10-Acre City Park
- Maintenance & Snow Removal in Common Areas

SCHOOL

Jordan School District

Ridge View Elementary — Walk

South Hills Middle School — 5 min

Mountain Ridge High School — Walk



HOA Contact

FCS Community Management
801.256.0465

Sales Contact

801.300.2085

Model Home

13997 S Middle Ridge Ln
Herriman, UT 84096

HOA & REINVESTMENT FEE TOTALS

SINGLE FAMILY

- Total Monthly HOA & Utility Fee Cost: \$141/month
- Total Reinvestment Fee: 0.75% of Gross Sales Price (one-time)

TOWNHOMES

- Total Monthly HOA & Utility Fee Cost: \$178.50/month
- Total Reinvestment Fee: 1% of Gross Sales Price (one-time)

CONDOMINIUMS

- Total Monthly HOA & Utility Fee Cost Cost: \$308.50/month
- Total Reinvestment Fee: 1% of Gross Sales Price (one-time)

HOA & REINVESTMENT FEE BREAKDOWNS

ALL HOMES

- Internet Fee: \$42.5/month
- Community Reinvestment Fee: 0.5% of gross sales price payable at closing (one-time)

SINGLE FAMILY

- Community HOA Fee: \$65/month
- Sub/Community HOA Fee: \$33.50/month
- Sub/Community Reinvestment Fee: 0.25% of gross sales price payable at closing (one-time)

TOWNHOMES

In addition to fees for all homes, Townhomes are subject to the following

- Common/Primary HOA Fee: \$77/month
- Sub/Community HOA Fee: \$59/month
- Sub/Community Reinvestment Fee: 0.5% of gross sales price payable at closing (one-time)

CONDOMINIUMS

In addition to fees for all homes, Condos are subject to the following

- Common/Primary HOA Fee: \$77/month
- Sub/Community HOA Fee: \$136/month
- Utility Fee: \$53/month (Water, Sewer, & Trash)
- Sub/Community Reinvestment Fee: 0.5% of gross sales price payable at closing (one-time)

INCLUDED IN SALES PRICE

SINGLE FAMILY HOMES

- Front & Approx. 15ft. of Side Yard
Landscaping on Corner Lots
- Front Landscaping Only on All Other Lots

TOWNHOMES

- Full Landscaping

CONDOMINIUMS

- Full Landscaping
- Exterior Maintenance & Exterior Insurance

UTILITIES

- Enbridge Energy – 800.323.5517
- Rocky Mountain Power – 888.221.7070
- Drinking Culinary Water Herriman – 801.446.5323
- Drinking Culinary Water Riverton – 801.208.3133
- Landscaping Secondary Water Herriman – 801.446.5323
- Landscaping Secondary Water Rivertpm – 801.208.3133
- Sewer Waste Water – 801.571.1166