

SPRINGHOUSE VILLAGE

DAYBREAK

Community Association *Overview & Assessments*

MARCH 2019

SPRINGHOUSE VILLAGE IS THE BEST OF BOTH WORLDS.

A private village for folks 55 and better within the vibrant intergenerational community of Daybreak. As a SpringHouse Village resident you enjoy all that Daybreak and the SpringHouse community has to offer.

THE THREE COMPONENTS OF THE COMMUNITY ASSOCIATION ASSESSMENTS

- The Daybreak Community Association
- The SpringHouse Village Sub-Association
- LiveDaybreak Community Council

THE DAYBREAK COMMUNITY ASSOCIATION (DCA) is responsible for the ongoing maintenance, improvement, preservation and administration of Daybreak's amenities and common areas, as well as the enforcement of a set of architectural standards and other regulations intended to preserve the character of Daybreak.

In addition to access to the Daybreak Amenities, the DCA monthly assessment also includes 100 MB fiber Internet Service provided by CenturyLink.

- Daybreak Community Association Monthly Assessment: **\$95.00**
- CenturyLink Monthly Internet Service **\$34.00**
- Total Monthly DCA Assessment and Internet Service **\$129.00**

THE SPRINGHOUSE VILLAGE SUB-ASSOCIATION is responsible for the ongoing maintenance and operations of SpringHouse Village's age-restricted amenities and SpringHouse Village common areas. Additionally, the maintenance of each homeowner's front yard and backyard landscaping and snow removal (roads, alleyways, driveways, sidewalks and walkways to front door) is included in this fee. Also included is a full-time Lifestyle Director that will be the community's personal concierge for programming activities and managing the overall community center experience.

- Total Monthly Sub-Association Assessment: **\$115.00***
- Total Monthly Assessment (DCA + SpringHouse Village Sub-Association) **\$244.00***

*All fees are an approximate estimation and are subject to change. Fees will be final prior to any homes closing in the community.

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LIVEDAYBREAK plays a dynamic leadership role in helping Daybreak be the most desirable community in Utah by creating a culture where our residents live more fulfilling lives. This is achieved by focusing our events, activities, and programs around five values:

- **CONNECTING:** Bringing people together through programs, events, clubs and other opportunities for personal interactions, while encouraging volunteerism and leadership growth.
- **LIFELONG LEARNING:** Supporting and promoting a variety of educational opportunities throughout all stages of life.
- **EMBRACING ARTS & DIVERSITY:** Enriching lives through the cultivation of the arts while appreciating differences within the community.
- **HEALTHY LIVING:** Supporting physical and emotional well-being through community events and activities, as well as fostering economic, social and environmental sustainability.
- **GIVING BACK:** Participating in the betterment of Daybreak and the community at large through volunteerism, service and philanthropic measure.

LIVEDAYBREAK is funded by a Community Enhancement fee.

Builders pay a .25% enhancement fee on the sale of each newly constructed home. Homeowners pay a .5% enhancement fee when they resell their home.