



Dues Summary

Effective January 1, 2022

Working Capital Fund Contribution

A non-refundable Working Capital Fund Contribution of \$600.00 is paid by the first home owner of each villa to the HOA upon closing.

Monthly Maintenance Dues

Monthly maintenance dues are \$220.00 per month. Pro-rated dues for the month in which closing occurs plus dues for the following month are paid by the villa homeowner to the HOA upon closing.

Subsequent monthly maintenance dues are to be paid by the villa homeowner to the HOA no later than the 1st of each month. A late charge of up to 5% of the delinquency amount and 1.5% interest fee may be added for delinquent payments.

Please make checks payable to: The Enclave at Prairie Star HOA

Mail Monthly Maintenance Dues to:

Hunt Midwest
c/o The Enclave at Prairie Star HOA
8300 NE Underground Dr., Suite 200
Kansas City, MO 64161

For your convenience, mailing labels and monthly maintenance dues vouchers are included in this packet. Additional copies may be provided upon home owner's request. ***Please note that monthly dues are due the 1st of each month regardless of voucher and/or mailing label availability.***

For more information about HOA Assessments, Fines and Working Capital Fund Contributions, please see the Amended and Restated Covenants, Conditions, Restrictions and Easements included in this packet.



HOA Maintenance Services Provided

Effective January 1, 2022

Trash & Recycling Collection

The Enclave at Prairie Star HOA contracts with Waste Management to provide trash and recycling collection for villa home owners. Trash is collected weekly on Friday. Recycling is collected every other week on Friday. Holidays may affect the collection schedule. More information about trash and recycling collection may be found on the Waste Management website at WM.com.

Lawn & Landscaping Maintenance

The Enclave at Prairie Star HOA contracts with Signature Landscape to provide lawn and landscaping maintenance to villa home owners and common areas throughout the community. The following is a summary of lawn and landscaping services provided for trees, bushes, shrubbery, grasses and other plantings and irrigation systems.

- Lawn and landscaping consisting of mowing, edging fertilizing and weed control;
- Mulching and weed control within planting beds;
- Trimming and replacing of trees, bushes, shrubbery, grasses and plantings;
- Operation, startup and winterization, maintenance and repair of irrigation system.

Please note that these services only apply to plantings shown on the original landscaping plan provided by the homebuilder for each villa home. Any plantings, irrigation systems or other improvements not shown on the original landscaping plan are the homeowners' responsibility to maintain, repair and replace. Installation of additional plantings and/or irrigation lines should be submitted to the Architectural Review Committee for review prior to installation.

Snow Clearing

The Enclave at Prairie Star contracts with Signature Landscape to provide snow clearing services to villa homeowners. For any snowfall in excess of two inches or greater, and only after snowfall has stopped, snow will be cleared from driveways, front sidewalks, sidewalks from the front porch to the driveway and areas around centralized mailboxes.

The following services are NOT provided by The Enclave at Prairie Star HOA:

- Trimming of any street trees;
- Replacement or reseeding of sod or lawn grass or replacement of any trees, shrubs, bushes, flowers or other plantings not shown or included in the original landscape plan;
- The cost of water and electricity used by the irrigation system;
- Ice removal or treatment;
- Application of salt, sand or chemicals to surfaces to treat ice or snow.

For more information about services provided by the HOA, please see the Amended and Restated Covenants, Conditions, Restrictions and Easements.