

Rio Verde Country Club Membership Information

2011 - 2012 Fiscal Year

Membership \$25,000

Dues for Resident and NonresidentMembers \$7,512

Payment of dues provides access to all club dining facilities and social events, unlimited golf for the persons named on the certificate, use of members' own golf cart, riding with another member in his/her cart, walking and carrying or using a push or pull cart.

There are several other membership classes available. Information can be obtained from the Rio Verde Country Club General Manager.

All fees are subject to change by the club membership and are not guaranteed. The Rio Verde Country Club administrative office is located at 18731 Four Peaks Blvd. and can be reached at 480 471-7010. They can answer questions or provide further information. More information is available at WWW.RioVerdeCC.com.

Contact Dave Hollatz @ 602 689-3261 (Dave@VerdesGroup.com) or Susan Horldt @ 480 390-0570 (Susan@VerdesGroup.com) or log onto our website at www.VerdesGroup.com to find out about property for sale in Rio Verde.



See other side for information on the Community Association

Rio Verde Community Association

Rio Verde is a self-managed adult community. It is owned by the homeowners, who elect a board of directors to manage the community. Annual homeowners fees are billed annually.

Improved Lots for 2012 (Homes)	\$2,851
Vacant Lot for 2012	\$950

The fees cover the cost of the following and are subject to change by the homeowners association.

1. Maintenance of the Community Center, pool, little pool, and spa.
2. Maintenance of the streets and street lights.
3. Garbage pickup once per week.
4. Cable T.V. with extended programming.
5. Maintenance of common grounds.
6. Fire protection.
7. Use of the community's six tennis courts.
8. A social membership in the Rio Verde Country Club.

Estimated average monthly cost of fees and utilities in Rio Verde:

1. Water and Sewer	\$100
2. Electricity (Salt River Project)	\$190
3. Taxes on \$500,000 home	\$200
4. Homeowner's insurance	\$85
5. Telephone basic fee (U.S. West)	\$35

The Rio Verde Community Association office is located at 18816 Four Peaks Boulevard (in the Community Center) and can be reached at 480 471-2068. (WWW.RioVerdeHOA.org)

Rio Verde Utilities has established sewer and water hookup fees for new construction. They are \$1,500 to hook up sewer and \$1,000, plus a \$520 refundable meter deposit, for water hookup. There is also a \$25 fee to establish a new account. Rio Verde Utilities can be reached at 480 471-7247. All fees are subject to change.

C.C. & R. Summary (Read complete C.C.& R.s for details.)

Maximum building elevation is eighteen feet above designated grade.

Single-family dwelling with minimum of 1800 square feet.

Design character must be compatible with southwestern region.

All plans and changes must be approved by the Architectural Control Committee. There is a \$1,000 fee for a new home, \$500 for additions, and \$300 for alterations.

Complete details are available at <http://www.rioverdehoa.org/documents.php>.