# REDLANDS 360

**MEMORANDUM**

TO: Redlands 360 Buyers

FROM: O|ne La Plata

RE: 2026 Assessments and Working Capital Contribution

DATE: December 29, 2025

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When you purchase a home in Redlands 360, you automatically become an "Owner" and a member of the Redlands 360 Homeowners Association, Inc. (the "Association"). Pursuant to Article 5 of the Declaration of Covenants, Conditions and Restrictions for Redlands 360 (the "Declaration"), Owners are obligated to pay assessments to the Association to pay all "Common Expenses" of the Association.

As stated in Sections 5.1, 5.2 and 5.3 of the Declaration, assessments to pay Common Expenses of the Association consist of "Base Assessments," "Service Area Assessments," and "Special Assessments." **The Base Assessment for 2026 will be $0.00 per month per home.**

The Base Assessment is used to pay for operating costs of the Association. These costs include operating reserves, management company expenses, legal fees, administrative costs, etc. Since there are no expenses projected for the Association in 2026, there is no Base Assessment for 2026. No Service Area Assessments or Special Assessments are anticipated to be assessed or payable by homeowners in 2026.

In addition to assessments, the first Owner of each home in Redlands 360 (other than Declarant or the builder of the home) is obligated to make a one-time contribution to the working capital of the Association in an amount equal to one-fourth of the total annual Base Assessment for the year in which closing of the home purchase occurs. **This working capital contribution will be collected at home closing. The working capital contribution payable by an Owner who purchases a home in 2026 is $0.00.**

**PURCHASER(S):**

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| _____ | _____ |
| Signature Date: _____ | Signature Date: _____ |
| Printed Name _____ | Printed Name _____ |
| Address: _____ | Address: _____ |