

**COMPARISON OF 18 PARADISE/SCHOLTEN PROPOSAL WITH CURRENT OWNERSHIP  
8-7-22**

	Current Owner 18 Paradise	Prospective Owner Duane Scholten
1. What is the current/proposed maintenance fee	The current maintenance fee is \$93/mo*. (>\$650K/year) * Per court ordered injunction, maintenance fee is temporarily \$36/mo.	A graduated maintenance fee has been proposed (~\$500K/year)
2. Does the current/prospective owner allow for homeowner representation through an HOA	No	No
3. Does the current/prospective owner allow for <u>any</u> homeowner representation	Only in advisory capacity	Only in advisory capacity
4. Does the current/prospective owner plan to cede the common open space (COS) to residents	No	No
5. Can the current/prospective owner revise the Declaration to add covenants/restrictions without the consent of residents.	Yes	Yes
6. Can the current/prospective owner revise the Declaration to increase maintenance fees without the consent of residents.	Yes	Yes
7. Are maintenance fees used to fund maintenance of the COS	Yes	Yes
8. Can maintenance fees be used to fund maintenance of the golf course	No	Yes
9. Can maintenance fees be used to fund maintenance of the Homestead storm drain system	No	Yes
10. Can maintenance fees be used to fund maintenance of sidewalks and trees outside of the COS	No	Yes
11. What is the annual limit on increasing maintenance fees	5%	5%* * proposed 3-year freeze on increasing fees
12. Are maintenance fees co-mingled with income from the golf course	Yes	Yes
13. Does the current/prospective owner provide accountability of where maintenance fees are spent	No	No
14. Are special assessments allowed	Yes, per amendment 6	Yes, with approval of owner's advisory board
15. Does the Design Review Board allow for input from homeowners	No	No