



Mariposa Community Association, Inc.
Assessment & Fee Schedule
Effective July 1, 2025 – June 30, 2026

| Quarterly Assessments | |
|---|-------|
| Mariposa Community Association, Inc. (Community Charter for Mariposa Residential Property, Chapter 12) | \$387 |
| The Peaks Service Area SSA1 (Community Charter for Mariposa Residential Property, Chapter 12) | \$150 |
| Redondo Service Area SSA2 (Community Charter for Mariposa Residential Property, Chapter 12) | \$159 |
| Mariposa the “M” Service Area SSA3 (Community Charter for Mariposa Residential Property, Chapter 12) | \$204 |
| Property Transfer Fees | |
| (N.M. Stat. § 47-16-12 is "Disclosure certificate; contents; delivery; fee.) (Community Charter for Mariposa Residential Property, Chapter 12, 12.23.2004) (First Amendment to Community Charter for Mariposa Residential Property 12-2015) (Cohere, Inc. Management Contract September 2024, unless otherwise stated) (Mariposa CA (Peaks) Supplement to Community Charter 01-2007) (Mariposa CA (Redondo) Supplement to Community Charter 02-2019) (Mariposa CA (Redondo) Supplement to Community Charter 06-2020) (Mariposa CA (M) Supplement to Community Charter 09-2020) | |
| First Owner Transfer | |
| Ownership Transfer & Disclosure Fee; per lot | \$275 |
| Third Party Processing Fee (homewisedocs.com) | \$25 |
| Upfront Quarterly Assessments Collected at Closing Base Assessment | \$387 |
| SSA 1 The Peaks (if applicable) | \$150 |
| SSA 2 Redondo (if applicable) | \$159 |
| SSA 3 The “M” (if applicable) | \$204 |
| Reserve Contribution 1/6 of the annual base assessment per unit | \$258 |
| Working Capital 1/6 of the annual base assessment per unit | \$258 |
| Resale Transfer | |
| Ownership Transfer & Disclosure Fee; per lot | \$275 |
| Third Party Processing Fee (homewisedocs.com) | \$25 |
| Upfront Quarterly Assessments Collected at Closing Base Assessment | \$387 |
| SSA 1 The Peaks (if applicable) | \$150 |
| SSA 2 Redondo (if applicable) | \$159 |
| SSA 3 The “M” (if applicable) | \$204 |



| Delinquency & Legal Collection Fees | |
|--|-------------------------|
| (Community Charter for Mariposa Residential Property, Chapter 12) (Mariposa Delinquent Assessment Policy) (Cohere Life, Inc. Management Contract September 2024, unless otherwise stated) (Wainwright & Associates Legal Fee Agreement – Legal partner fee) | |
| Late Fee plus 10% interest | \$20 |
| Collection Demand Letter Fee (Assessed after 60 days past due, “Late Letter”) | \$75 |
| Collection Pre-Lien Letter Fee (Assessed after 75 days past due, “Demand Lien Letter”) | \$125 |
| Returned Check Fee | \$25 |
| Assignment to Attorney and Demand Letter (Legal partner fee) | \$250 |
| Notice of Intent to Foreclose (Legal partner fee) | \$250 |
| Record Notice of Lien (Legal partner fee) | \$300 |
| Foreclosure Complaint or Crossclaim (Legal partner fee) | \$600 |
| Summons, Service, Return, Calendaring (Legal partner fee) | \$225 |
| Service by Posting or Publication if needed (Legal partner fee) | \$300+ |
| Stipulated Judgment (Legal partner fee) | \$500 |
| Default Pleadings (Legal partner fee) | \$750 |
| Motion for Summary Judgment (Legal partner fee) | \$600 |
| Foreclosure Judgment (Legal partner fee) | \$350 |
| Post Judgment Publication of Sale *Expense for Process Server extra (Legal partner fee) | \$300 |
| Special Master Sale and Order Re Sale *Expense to Special Master Extra (Legal partner fee) | \$300 |
| Defense of Claims, Evaluate Pleadings filed by Defendant, Post Judgment Collections, Settlement Negotiations, Court Related Appearances, Bankruptcies (Legal partner fee) | \$100 to \$300 per hour |
| Out-of-pocket expenses and NM Gross Receipts Taxes are extra. All fees and expenses will be added to amounts seeking to collect from Homeowner (Legal partner fee) | \$25.00 and up |
| Property Setup Fees | |
| (N.M. Stat. § 47-16-12 is "Disclosure certificate; contents; delivery; fee.) (Community Charter for Mariposa Residential Property, Chapter 12) (Cohere Life, Inc. Management Contract 2024, unless otherwise stated) | |
| Foreclosure Set-up Fee | \$400 |
| Foreclosure Monitoring Fee | \$75 |
| Administrative Transfer Set-up Fee | \$75 |
| Resale Rush Fee –Priority (24 business hours) | \$300 |
| Resale Rush Fee – Expedite (72 business hours) | \$150 |



| | |
|--|--------------|
| Resale Update Fee – After 30 days | \$50 |
| Lender Documentation Fee | \$100 |
| Schedule of Monetary Penalties for Noncompliance | |
| (Community Charter for Mariposa Residential Property, Chapter 8) | |
| First Notice – Friendly Reminder | \$0 |
| Second Notice | \$25 |
| Third Notice An additional \$25.00 for every 14 days the violation persists, or as otherwise determined by Board, up to \$1,000.00 or \$100.00 per day | |
| Amenity Access Cards & Gate Clickers (A maximum of 2 Cards/ 2 Gate Clickers per Lot) | |
| Two Cards/Clickers – Supplied as a Courtesy for new Owners | \$0 |
| Replacement Card | \$25/Card |
| Replacement Gate Clicker | \$50/clicker |