



Mariposa Community Association, Inc.

Assessment & Fee Schedule

Effective July 1, 2026 – June 30, 2027

Quarterly Assessments	
Mariposa Community Association, Inc. (Community Charter for Mariposa Residential Property, Chapter 12)	\$405
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)	\$150
Mariposa the “M” Service Area SSA3 (Community Charter for Mariposa Residential Property, Chapter 12)	\$72
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	\$405
SSA 1 The Peaks (if applicable)	\$150
SSA 2 Redondo (if applicable)	\$150
SSA 3 The “M” (if applicable)	\$72
Reserve Contribution 1/6 of the annual base assessment per unit	\$270
Working Capital 1/6 of the annual base assessment per unit	\$270
Resale Transfer	
Ownership Transfer & Disclosure Fee; per lot	\$275
Third Party Processing Fee (homewisedocs.com)	\$25
Upfront Quarterly Assessments Collected at Closing Base Assessment	\$405
SSA 1 The Peaks (if applicable)	\$150
SSA 2 Redondo (if applicable)	\$150
SSA 3 The “M” (if applicable)	\$72



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 FOBs/Two Clickers – Supplied as a Courtesy for new Homeowners	\$0
Replacement FOB	\$25/FOB
Replacement Gate Clicker	\$50/Clicker