



Dows Farm Agri-Community Homeowner's Association

Dows Farm Development and HOA Info

Updated: January 1, 2025

The information herein has been summarized from the recorded HOA documents and Dows Farm Governing Plan and is subject to change based on changes to said documents or changes to HOA rules, regulations, and policies.

The Dows Farm Agri-Community HOA is responsible for managing the HOA's outlots, amenities, programs, and lawn/snow maintenance for all eligible lots, streets, and sidewalks. Each lot owner will be responsible for two separate start-up fees, the Art Fund fee, and prorated monthly HOA dues, commencing on the date of possession by the new lot owner. Advance monthly HOA dues may also be collected depending on the time of the month possession takes place.

Every lot in Dows Farm Agri-Community that belongs to the HOA is a single-family, privately-owned lot. Attached homes are considered zero-lot single family homes. Lot owners privately own their homes and their lots; the HOA manages and maintains the outlots and common areas owned by the HOA and, per the Bylaws, provides maintenance for lawncare and snow removal. Each lot owner is responsible for their own insurance for their property. There are no condos in Dows Farm.

Below are the schedule of fees and dues each lot owner shall be responsible for:

Closing Fees	Amount	Frequency
General HOA Start-Up Fee	\$250.00	Once per lot transfer/sale
Lawn/Snow Start-Up Fee	\$300.00	Once per lot transfer/sale
Art Fund Fee	\$0.40 per above grade sqft	Once at the initial transfer/sale
ADU Lot Start-Up Fee	\$100.00	Waived if purchased with primary lot purchase
General HOA Dues	Amount	Frequency
General HOA Dues 2025	\$20.00	Monthly, 2025 Calendar Year
General HOA Dues 2026	\$30.00	Monthly, 2026 Calendar Year
General HOA Dues 2027	\$40.00	Monthly, 2027 Calendar Year
General HOA Dues 2028+	\$60.00 to \$100.00	Monthly, starting 2028
Lawn/Snow Dues	Amount	Frequency
Townhomes (Lots 1 to 28)	\$80.00	Monthly
Pocket Park (Lots 30 to 39)	\$70.00	Monthly
Rear Load Small (Lots 44 to 53)	\$90.00	Monthly
Rear Load Large (Lots 43,54,61 to 69)	\$100.00	Monthly
Single Family (Lots 55 to 58 & 70 to 79)	\$120.00	Monthly
ADU Lots (Lots 59 to 60)	\$25.00	Monthly

Dues Collections/Start-Up Fees: Each lot owner will be required to complete an ACH form at or prior to their closing/transfer so that the HOA may collect monthly dues. The HOA will be utilizing DoorLoop to collect HOA dues and for communications to all lot owners. The start-up fees collected at any lot transfer/sale's closing cover administrative costs to onboard lot owners as they get enrolled into the HOA's system and communication channels. In addition, start-up fees act as seed money to assist in the establishment of the HOA operating accounts and reserves.

General HOA Dues: All lot owners will pay monthly dues towards the General HOA account. These funds will be used to maintain all HOA amenities, outlots, programs, and more. Insurance expenses, administrative fees, and management fees will be funded from the General HOA account. The HOA will need to carry liability insurance in addition to hazard insurance on any structures/amenities installed or erected on any outlot. In 2025, the General HOA will have minimal overhead, therefore, the introductory dues will remain at \$20/mo for the 2025 calendar year. In 2026, General dues will increase to \$30/mo as the association grows and as overhead increases. In 2027, General dues will increase to \$40/mo. ***Lot owners must acknowledge that many of the amenities and programs featured in the Dows Farm Agri-Community Governing Plan and Development Plan will not be started until after the 2nd or 3rd addition is completed.*** Most of the HOA-owned outlots are located in later phases and construction of these phases and construction of HOA amenities will be dependent on lot sales. It is anticipated that when the HOA reaches its ownership capacity and all amenities/programs are in operation, the General HOA dues will reach \$100/mo per lot owner. The monthly General dues will be dependent on overhead and costs to run and maintain the various amenities and programs.

Lawn/Snow Dues: The HOA shall provide lawncare and snow removal services for all eligible lots which shall include the following:

Lawncare: Mowing and trimming during the mowing season shall take place once per week. Mowing frequency will be subject to weather, temperatures, and grass growth.

Weed Control: The HOA will not be using any chemicals for weed control but will apply natural fertilizers 2-3 times per season to promote healthy soil and root strength. Lot owners must acknowledge that perennial weeds can and will grow. Natural efforts lot owners can supplement include natural fertilizers, manual weed pulling, natural weed suppressants, watering, composting, etc.

Landscape Maintenance: The lawn and snow dues will not cover any maintenance on lot owners' landscape or garden beds. Lot owners will be responsible for maintaining their own plants, flowers, shrubs, and/or trees. The HOA will annually replenish mulch rings around trees that are planted in the right-of-way and on any lot that was planted in conjunction with the development landscaping plans.

Snow Removal: The HOA will clear snow from any eligible lot owner's driveway, sidewalks, service walks, concrete steps, and front porches following eligible snow events. Snow removal will take place within 24 hours of the conclusion of a snow event that produces 1" or more of accumulation. Events that produce less than 1" will be removed at the discretion of the HOA. During ice events, the HOA will apply sand to driveways, sidewalks, concrete steps, and front porches. The HOA will never

use salt to control ice on lot owners' surfaces as salt can deteriorate concrete and metal components. Lot owners, at their own discretion, may use salt on their surfaces to control ice, however, are advised not to during their 1-year builder's warranty period as it may result in a void of warranty on those concrete surfaces.

Art Fund Fee: Each lot sale will contribute to the Dow's Public Art Fund, to be used to create and install 12 public art structures throughout the development. Each lot owner, at the time of their closing/transfer, shall contribute \$0.40 per above grade sqft of their dwelling towards the Art Fund. At the discretion of Linn County, the fee is either to be paid at the time of building permit issuance or certificate of occupancy permit issuance, therefore, Buyers shall pay the Builder their Art Fund fee at the time of their closing, as reimbursement. The Dows Farm Design board will manage and oversee the Art Fund. The 12 locations will be located on HOA owned outlots and, therefore, maintained by the HOA after completion. The Public Art Fund is a commitment to the arts by increasing visibility and accessibility of art by not only curating art from local and regional artists that meet the program's criteria, but by serving the community and attracting non-residents to the area. The curated art will increase the financial value of the development while providing public gathering spaces to residents and non-residents alike.

Signed:_____ Dated:_____

Signed:_____ Dated:_____