

FACTS AND FIGURES 2015

COMMUNITY OVERVIEW:

Caldera Springs is a 400 acre gated residential community. The Master Plan includes 320 single-family homesites with lot sizes ranging from approximately a quarter acre to over one acre, and 45 Caldera Cabins. Amenities include:

- Caldera Links and Golf Park
- Acres of lakes and streams
- Nine miles of soft and hard trails for biking, walking and hiking
- Playground, tennis courts, basketball court, Harper's Outpost picnic pavilion, Ponderosa Park and Sable Rock Park
- The Lake House and the Quarry Pool & Fitness Center
- Overnight rentals are allowed in Caldera Spring

OWNERS ASSOCIATION:

The Caldera Springs Owners Association governs the operation of the community. The Association is responsible for the maintenance of the common areas, roads including snowplowing, trails, and amenities owned by the property owners. The enforcement of all design guidelines and other community rules is also handled by the Association. All owners in Caldera Springs are automatically members of this Association. Master Association assessments for 2015 are \$717 per quarter (\$239 per month), which includes management services and capital replacement reserves.

OWNER AMENITIES:

- Acres of lakes and streams for canoeing, kayaking and fishing
- Approximately nine miles of soft and hard trails and the pedestrian bridge
- Harper's Outpost Pavilion and barbeque area
- Quarry Pool and Fitness Facility featuring cardio and fitness equipment and locker rooms, expansive sun decks, heated walkways, splash deck, unique grotto-style pool with infinity edge, waterfall and slide.
- Two outdoor spas open year-round, with an outdoor fire pit
- Tennis courts, pickle ball courts, basketball sports court and playground area
- Ponderosa Park and Sable Rock Park

THE LAKE HOUSE:

The Lake House, owned and operated by Sunriver Resort, is the hub of the community. It includes a living room with views of Mt. Bachelor and a family room with pool table, game tables, big screen TV and video games. Zeppa Bistro, open seasonally, serves pizza from the brick pizza oven, as well as other bistro items. There's a beautiful outdoor deck with stone fireplace and fire pit for lakeside relaxing.

CALDERA LINKS GOLF COURSE:

The Bob Cupp designed Caldera Links and Golf Park is a nine-hole executive course with pin placements ranging from 65 to 170 yards in length. It also has a family friendly three regulation-hole golf park. Caldera Links and Golf Park are owned and operated by Sunriver Resort. Owner access and greens fees are included with ownership.

CALDERA CABINS:

These vacation homes offer fun and flexible vacation living in the heart of the community village. Approximately 45 cabins are proposed. Each cabin is privately owned, and available for rent to guests. Sizes range from approximately 1,400 to 2,600 sq ft. Association fees for Caldera Cabins are \$1,383 per quarter (\$461/mo.) and include landscape maintenance, irrigation and snow removal, as well as all the services of the Master Association.

ARCHITECTURAL GUIDELINES:

The Owners Association has established architectural guidelines that affirm the overall character of the community and provide guidance for the design and construction of all homes. The review process is managed by the Design Review Committee. Design review fees include a one-time fee of \$4,250, plus a \$5,000 refundable construction deposit. Each homesite has specific setback requirements. Owners should work with qualified engineers and architects to ensure proper consideration of climate, topography, soils and drainage conditions. For more information please review the Caldera Springs Design Guidelines. The Guidelines are posted on our website at www.calderasprings.com. Click on "Owners Association" link under the "About" tab in the lower left corner.

POLICE AND FIRE PROTECTION:

Deschutes County Sheriff provides police services; and La Pine Rural Fire District provides fire protection services.

UTILITIES:

Caldera Springs is served by underground utility service for electricity, natural gas, water, sewer, telephone, and cable TV. The connection fees for water and sewer in 2014 were approximately \$13,500. Utility Service providers:

- Sunriver Water, LLC
- Sunriver Environmental
- Cascade Natural Gas
- Midstate Electric Cooperative
- Bend Broadband (TV/Internet)
- CenturyLink (Telephone)

DESCHUTES COUNTY PROPERTY TAXES:

The tax rate for Caldera Springs for the 2014/2015 Tax Year is \$11.84 per thousand of taxable assessed value for vacant land (County Tax Area 1-097), and \$14.25 per thousand of taxable assessed value for improved land (County Tax Area 1-098).

ESTIMATED CLOSING COSTS:

Homesite purchasers should anticipate the following estimated costs due at the time of closing. These are estimates only and are based on a cash purchase of \$300,000.

Escrow Fee (Buyer's portion):	\$ 600
Recording and Mailing Fees:	\$ 60
Initial Working Capital Contribution to CSOA (per "Entity")	<u>\$ 720</u>
Total (excluding lenders fees, if applicable, and prorates)	\$1,380

Caldera Springs Owners' Association (541) 410-4177

This information is provided as a convenience to prospective owners at Caldera Springs, and is subject to change.