

# KISSING TREE

SAN MARCOS ★ TEXAS

## Kissing Tree Assessment and Fee Schedule

Kissing Tree Master Community, Inc.  
Kissing Tree Villas Condominiums Association, Inc.  
Kissing Tree Cottages Condominiums Association, Inc.

**Effective January 1, 2026**

Monthly Assessments	
<b>Kissing Tree Master Community, Inc.</b> (“Master”) (Master Covenant, Article 6, Section 6.03)	\$263.00
<b>Kissing Tree Villas Condominiums Association, Inc.</b> (“Villas”) (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$150.00
<b>Kissing Tree Cottages Condominiums Association, Inc.</b> Service Area 1 (“Cottages SA1”) (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$160.00
<b>Kissing Tree Cottages Condominiums Association, Inc.</b> Service Area 2 (“Cottages SA2”) (Declaration of Condominium Regime for Cottages, Article 8, Section 8.04)	\$160.00

Master Property Transfer Fees	
<b>Working Capital Assessment</b> (3 months) (Master Covenant, Article 6, Section 6.08, Adoption of Working Capital Assessment)	\$789.00
<b>Upfront Monthly Assessments Collected at Closing</b> (2 months)	\$526.00
<b>Document and Transfer Fee</b>	\$375 Document \$175.00 Transfer
<b>Third-Party Disclosure Processing Fee</b> can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a>	\$50.00/per disclosure
<b>Community Enhancement Fee</b> (Resales Only) (Master Covenant, Article 6, Section 6.16; & Community Enhancement Covenant)	½ of 1% of greater of Gross Sales or County Appraisal

Villas Property Transfer Fees (In addition to Master Property Transfer Fees)	
<b>Reserve Fund Contribution</b> (3 months) (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$450.00
<b>Upfront Monthly Assessments Collected at Closing</b> (2 months)	\$300.00
<b>Document and Transfer Fee</b>	\$150 Document \$75.00 Transfer
<b>Third-Party Disclosure Processing Fee</b> can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a>	\$50.00/per disclosure

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<b>Cottages Property Transfer Fees</b>	
<b>Service Area 1 Reserve Fund Contribution (3 months)</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$480.00
<b>Service Area 1 Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$320.00
<b>Service Area 2 Reserve Fund Contribution (3 months)</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$480.00
<b>Service Area 2 Upfront Monthly Assessments Collected at Closing (2 months)</b>	\$320.00
<b>Document and Transfer Fee</b>	\$150 Document \$75.00 Transfer
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure

<b>Additional Property Set Up Fees</b>	
<b>Tenant Account Set Up Fee</b> (Declaration of Condominium Regime for Cottages, Article 8, Section 8.09 & Adoption of Reserve Fund Contribution)	\$100.00
<b>Third-Party Disclosure Processing Fee can be found at <a href="http://www.homewisedocs.com">www.homewisedocs.com</a></b>	\$50.00/per disclosure
<b>Disclosure Rush Fee – 1 Business Day</b>	\$300.00 + Third Party Fee
<b>Disclosure Rush Fee – 3 Business Days</b>	\$150.00 + Third Party Fee
<b>Disclosure Update Fee – After 30 Days</b>	\$45.00 + Third Party Fee
<b>Lender Documentation Fee</b>	\$100.00
<b>Foreclosure Monitoring Fee</b>	\$75.00

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Schedule of Monetary Penalties for Noncompliance	
Kissing Tree Policy Manual Fine and Enforcement Policy – Schedule of Fines	
<b>New Violation</b> (If curable violation, may be avoided if Owner cures by time specified in notice)	\$25.00/day
<b>Repeat Violation or Uncurable Violation:</b> <ul style="list-style-type: none"> <li>• <b>First Notice</b> \$50</li> <li>• <b>Second Notice</b> \$75</li> <li>• <b>Third Notice</b> \$100</li> <li>• <b>Fourth Notice</b> \$125</li> </ul>	
<b>Continuous Violation</b>	Amount to be determined by Board
<b>Construction Fines</b> <ul style="list-style-type: none"> <li>• Construction without approval \$500</li> <li>• Excessive mud/debris in street \$250 + \$50/day</li> <li>• Excessive construction debris or debris in development \$250 + \$50/day</li> <li>• Violation of construction times (7 am – 7 pm) \$100</li> <li>• Causing a nuisance \$100</li> <li>• Unauthorized signage \$100</li> <li>• Excessive noise \$250</li> <li>• Speeding \$100 minimum</li> <li>• Illegal parking \$100 minimum</li> <li>• Encroachment on adjacent properties \$500 + repair cost \$500 + repair cost \$1000</li> <li>• Damage to streets, curbs, infrastructure \$500 minimum</li> <li>• Strating construction without approval TBD</li> <li>• Failure to obtain inspection by Association upon completion of project \$100</li> <li>• Miscellaneous violations of construction rules \$150 + original fee \$500 + original fee</li> <li>• Other violations not listed (as determined by Board)</li> <li>• Additional Violation</li> <li>• Third violation</li> </ul>	
<b>Landscape Maintenance Violation(s)</b>	\$150.00
<b>Short Term Property Rental</b>	\$500.00
<b>Specific Assessment – Self-Help</b>	\$150 & up
<b>Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage</b>	\$25
<b>Unapproved Architectural Modification(s) (non-construction)</b>	\$200.00

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Delinquency and Legal Fees	
Kissing Tree Policy Manual Assessment Collection Policy	
<b>Late Fee</b> (Assessed monthly after the 15 <sup>th</sup> )	\$25.00/month
<b>Interest</b> (Assessed monthly after the 15 <sup>th</sup> )	1.5% per month on delinquent assessments
<b>Not Sufficient Funds Fee</b>	\$25
<b>Demand Fee</b> (Assessed after the 2 <sup>nd</sup> month Delinquent)	\$35.00
<b>Pre-Lien Fee</b> (Assessed after the 3 <sup>rd</sup> month Delinquent)	\$110.00
<b>Collection Agent Fee</b>	TBD
<b>Payment Agreement Default Letter</b>	TBD
<b>Record Notice of Lien</b>	TBD
<b>Delinquency Lawsuit</b>	TBD
<b>Post-Judgement Collection Service</b>	TBD

Vehicle Access Devices	
Vehicle Tag registration must be completed online. All vehicle Tags require verification of occupancy prior to issuance. The Vehicular Gate Tag Request Form can be found on the Resident website.	
<b>First and Second Vehicle Tag – Supplied as a Courtesy for new Owners</b> A maximum of 2 Vehicle Tags is permitted.	\$0
<b>First Golf Cart or Motorcycle Tag – Supplied as a Courtesy for New Owners</b> A maximum of 2 Vehicle Tags and 1 Golf Cart Tag is permitted	\$0
<b>Replacement Vehicle Tag – with return of tag being replaced</b>	\$25

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Replacement Vehicle Tag – without return of tag being replaced	\$50/tag
Additional Vehicle Tags – Requires Approval	\$50/tag
An additional one (1) Vehicle Tag may be approved at the discretion of the Association.	

Residential Design Review Submittal Fees	
<b>Residential Design Review Application Fee</b> (non-refundable fee for work completed prior to Design Review Approval) <ul style="list-style-type: none"> <li>• Small Projects (e.g. yard art, minor landscape, exterior painting, etc.)</li> <li>• Large Projects (e.g. home additions, pools, decks, major landscape, common area/greenbelt access, etc.)</li> </ul>	\$75.00/day
<b>Modification Compliance Deposits</b> <ul style="list-style-type: none"> <li>• Structure Addition, hardscape change, exterior home painting</li> <li>• Redesign of front and/or rear of lot, roof replacement</li> <li>• Access over common areas, pools, deck/patio extensions, and large home additions</li> </ul>	\$500 \$1,500 \$5,000

Amenity Access Devices	
Amenity Access Devices may be obtained by completing a request form and submitting it to the Front Desk. Verification of occupancy is required prior to access device issuance.	
<b>Brivo Mobile Pass</b> – issued per individual to each occupant of a home ( <i>requires a Bluetooth capable smart phone</i> )	\$0
<b>Access Card</b> – issued per individual to occupants without a smart phone <ul style="list-style-type: none"> <li>• Initial access card or replacement access card without previous card</li> <li>• Replacement access card with old card</li> </ul>	\$50/card \$25/card
Access Devices may be used only by the individual to whom they are issued. Access Devices found in the possession of individuals they do not belong to will be deactivated and will require a conversation with the Executive Director and payment of a \$100 reactivation fee.	

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## Amenity Reservations

The Association allows the following organizations to reserve amenity spaces on a first come, first serve basis. (Listed in order of priority):

- **Brookfield Properties Development and their affiliates**
- **Board of Directors**
- **Community Engagement**
- **Committees**
- **Kissing Tree Recognized Special Interest Groups**
- **Kissing Tree Golf Club**

Reservations for above will be at no cost. However, the Association reserves the right to require a full rental agreement and applicable fees and deposits if event will include monetary transactions for profit not with or through Kissing Tree Golf Club.

## Amenity Rentals

Residents in good standing with the Association may rent certain amenities for private use. Rentals must be scheduled no less than 2 weeks and no more than 1 year prior to event. Rental Agreement can be found on the Association's website: [www.kissingtreeresidents.org](http://www.kissingtreeresidents.org). Available Facilities (2 hour minimum –includes set-up, event, and clean up)

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|---|------------|
| • Independence Hall and Biergarten (Excludes Activity Room)       | \$750/hour |
| • Independence Hall and Entire Hall (Excludes Activity Room)      | \$250/hour |
| • Independence Hall and Activity Room                             | \$600/hour |
| • Biergarten  | \$375/hour |
| • The Dept, Stump, Art Studio, or Independence Hall Activity Room | \$200/hour |

<b>Deposit</b> (Fully refundable if facilities are returned clean with no damages)	\$1000
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<b>Cancellations</b>	
• More than 14 days prior to event	Full Refund
• 7-14 days prior to the event	50% Refund
• Less than 7 days prior to event	No Refund

**No outside alcoholic beverages are permitted within Association Amenities.**

<b>Alcohol Service</b> (Must be coordinated with Kissing Tree Golf Club)	Minimum drink purchase may apply
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<b>Security Officer</b>	Pass through cost from service provider. Currently \$75/hour
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Group Fitness Pricing	
All group fitness class pricing options will be available for purchase through the Mindbody app. See fitness staff for details.	
<b>Annual Class Pass</b> – Available for purchase January – February 2025	\$675
<b>10 Class Pack</b> – Classes do not expire after purchase	\$70
<b>Monthly Unlimited Pass</b> – Expires 30 days from date of purchase.	\$64
<b>Per Class Rate</b> – Cost for individual class.	\$8
<b>Red Light Therapy</b>	Base - \$15/session Unlimited - \$200/month
<b>Personal Training</b>	\$62.50/hour 37.50/half-hour