

## HOMEOWNERS ASSOCIATION FEES

The Estate Homes at Waldorf Astoria Costa Rica Punta Cacique operates under a condominium regime, with the homeowners association overseeing all building maintenance, landscaping, and common area upkeep. Homeowners are only responsible for the interior maintenance of their private residences and villas. This thoughtfully managed ownership structure ensures a consistently elevated living environment, delivering the effortless, lock-and-leave lifestyle that defines the Waldorf Astoria experience.

### MAINTENANCE

Estimated without reserves \$1.\_\_\_\_/ft

Estimated with reserves \$1.\_\_\_\_/ft

### MASTER ASSOCIATION DUES

THE FOLLOWING EXPENSES ARE INCLUDED

- Cleaning and maintenance of the entrances, main road, walkways and beach access.
- Building and common areas maintenance.
- Electricity for common areas.
- Exterior lighting.
- Landscape maintenance.
- Landscaping irrigation.
- Common areas fumigation.
- Alarm system maintenance and relatives.
- Casualty insurance for common areas.
- Trash collection.
- Beach maintenance as well as beach concession rights, swimming concession rights.
- 24-hour security service.
- Hurricane and storm preparation for common areas.
- Beach Club Pool and related services.
- Fitness facilities and related services.
- Administration, accounting and relative services.

### VERTICAL AND HORIZONTAL SUB REGIME ASSOCIATION DUES

THE FOLLOWING EXPENSES ARE INCLUDED

- Electricity for common areas.
- Exterior lighting.
- Landscaping maintenance.
- Landscaping irrigation.
- Common areas fumigation.
- Alarm system maintenance and relatives.
- Casualty insurance for common areas.
- Mechanical systems maintenance and service agreements for elevators and chillers (only for Vertical)
- Trash collection.
- Pool and fountains maintenance and cleaning.

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