



Terraine Assessment & Fee Schedule
Terraine Community Council Inc. & Terraine Master Association, Inc.

Adopted November 19, 2024 Effective January 1, 2026		Responsible Party
Monthly Assessments		
Terraine Community Association, Inc. (Declaration for Terraine, Article 6)	\$123	Buyer
Service Area Assessment (Declaration for Terraine, Article 6)	\$80	Buyer
Internet/Fiber Fees (FirstDigital) (Declaration for Terraine, Article 9)	\$24.54	Buyer
Property Resale		
(Utah Code Annotated § 16-6a-302) (Transfer Fee Resolution of the Association) (Cohere Life, Inc. Management Contract 2025, unless otherwise stated)		
Payoff Statement & Refinance Payoff Statement (Declaration for Terraine, Article 5)	\$50	Buyer
Upfront Monthly Assessments Collected at Closing – 2 mo.	2 months	Buyer
Administrative Ownership Transfer Fee (sales/resales)	\$325	Buyer
Administrative Setup Transfer Fee (change in account ownership)	\$75	Buyer
Council Reinvestment Fee (Covenant for Community for Terraine, Article 7, Section 7.2)	0.5% of the value of unit	Seller
Third Party Processing Fee (Homewise docs)	\$25	Buyer
Resale Transfer Rush Fees A. Expedite (72 Business Hours) B. Priority (24 Business Hours)	\$150 per rush \$300 per rush	Buyer
Resale Update Fee (after 30 days)	\$50	Buyer
Delinquency & Legal Fees		
(Declaration for Terraine, Article 7 and Declaration for Terraine, Article 18) (Delinquency Account Collection Process as applicable) (Section 7.3 2% interest to be applied as applicable) (Cohere Life, Inc. Management Contract 2025, unless otherwise stated)		
Late Fee (Assessed monthly after 30 days)	\$35	Homeowner
Collection Demand Letter Fee (Assessed after the 2nd month Delinquent)	\$75	Homeowner
Collection Pre-Lien Letter Fee (Per letter)	\$125	Homeowner
Foreclosure Monitoring Fee (Per foreclosure)	\$75	Homeowner
Payment Plan Administration Fee	\$50	Homeowner
Collection Charges & Interest (Declaration Article 7 Attorney fees, collection charges & interest)	Varies by matter	Homeowner
Design Review Application (Declaration Article 8 Design Controls)	\$50	Homeowner