



## NAKOMA

### Sales Information

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## ANNUAL COST OF OWNERSHIP

Following is a summary of the current estimated cost of ownership to be paid through the Master and Nakoma homeowners' associations:

Nakoma Homeowners Association Dues	\$ 17,000
Empire Pass Master Association Dues	\$ 4,713
Talisker Club Dues	\$ 16,434

TOTAL ANNUAL COST OF OWNERSHIP: \$ 38,147

\* *Talisker Club dues are paid separately. Please refer to Talisker Club documentation.*

### TRANSFER ASSESSMENT:

The Empire Pass Master Association charges a transfer assessment (which is shared with Park City) that is currently 1% of the purchase price. This transfer fee is paid by purchaser at closing, and the funds are used for transportation, open space and community amenities and services.

### EMPIRE PASS MASTER ASSOCIATION SERVICES AND MAINTENANCE:

The Association has determined that it shall provide for the following:

- Maintenance, repairs, replacement and upkeep of all roadways including snow removal, repairs of pavement areas, pavement striping and markings and guardrail replacement.
- Installation, maintenance and upkeep of all project signage, main entryway features and common area landscaping.
- Walking trails and other common area amenities will be maintained by the Association. Many trails are in and plans are underway for more. Should the Association decide to install future common recreational features (such as a small park or pond) these would also be maintained by the Association.
- Dial-A-Ride. The Association plans to provide a Dial-A-Ride service to owners which will take them to and/or from their homes to selective destinations in Empire Pass and within key destination spots in greater Park City.
- Security. While no permanent gatehouse or guard station is currently planned within Empire Pass, provisions have been made to provide for a private security patrol if such is deemed needed by the Association.

### NAKOMA HOMEOWNERS ASSOCIATION SERVICE AND MAINTENANCE:

Including but not limited to: Exterior maintenance of the buildings, including stonework, siding and roofs, landscaping maintenance, snow removal for the common driveway, ski trail maintenance and insurance.

### TALISKER CLUB MEMBERSHIP OPPORTUNITY:

Nakoma's homeownership comes with a membership opportunity to the exclusive Talisker Club (\$100,000 deposit) - where excellence in world-class skiing, golf, fishing, fine dining, fitness, spa and architectural design are combined with every conceivable outdoor experience.

*\*Information herein, although deemed reliable, is not guaranteed and is subject to change.*

*December 2020*