

FACTS AND FIGURES 2012

CONTACT PERSON:

Caldera Springs Owners' Association, Community Manager Shannon Magenheimer (541) 593-4962

CALDERA SPRINGS DEVELOPMENT:

- Gated residential community
- Total size: 400 acres with 50% open area, including:
- Caldera Links and Golf Park
- 320 Residential Dwellings & 45 Caldera Cabins
- Acres of lakes and streams
- Nine miles of soft and hard trails
- Playgrounds, tennis courts, basketball court and Harper's Outpost picnic pavilion
- The Lake House and the Quarry Pool and Fitness Center
- Lot sizes range from approximately a quarter acre, to over one acre
- Overnight rentals are allowed in Caldera Springs

"Quarterly" Lot/Residential Assessments for 2012 are \$705 (\$235 per month). These provide full access to the Caldera Links and Golf Park for owners; maintenance of pool, spas, fitness facility, tennis courts, sports court, playground areas; road and trail maintenance; common area landscaping; grounds maintenance and pool staff and equipment. Also included are management services and funding of the capital replacement reserves.

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 will re-open in the spring of 2011 and serve 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.

QUARRY POOL AND FITNESS CENTER:

The Quarry Pool has a lava flow waterslide and splash deck with a beautiful cascading waterfall curtain. There are two hot tubs open year round. The Fitness Center has state of the art exercise equipment, as well as locker rooms and showers.

CALDERA SPRINGS 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. All access and greens fees are included with ownership.

CALDERA CABINS:

These two and three bedroom homes were designed to reflect the architecture of the Lake House and the Quarry Pool and Fitness Center. Cabins are privately owned, and available for rent to guests and visitors. Sizes range from approximately 1,400 to 1,800 sq ft.

DESIGN GUIDELINES:

The Owners Association, through the Design Review Committee, will exercise architectural control over any proposed construction on a lot. Currently the review includes a one-time fee of \$3,700, with a \$5,000 refundable construction deposit required prior to construction. 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 calderasprings.com, go down to the right hand corner and click on Owners Association, scroll to bottom for the PDF copy.

OWNER AMENITIES:

- Caldera Links and Golf Park
- Acres of lakes and streams for canoeing, kayaking and fishing
- Nine miles of soft and hard trails and the pedestrian bridge
- Harper’s Outpost Pavilion and barbeque area
- Quarry Pool and Fitness Facility features lava tube water slide with splash deck
- Two outdoor spas with an outdoor fireplace
- Tennis Courts, Basketball Sports Court and Playground area
- Sable Rock Park

POLICE AND FIRE PROTECTION:

- Deschutes County Sheriff provides police services
- LaPine 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 2011 will be approximately \$13,500. This amount includes prior utility company assessments in addition to the cost of the capital improvements that will be required for the sewer treatment plant and retention ponds to meet the needs of the homes at Caldera Springs.

- Sunriver Water, LLC provides domestic water service
- Sunriver Environmental, LLC provides sewer service
- Cascade Natural Gas provides natural gas
- Midstate Electric provides electrical service (*Note: for lots 218 through 320 there is a monthly standby fee of \$18 until May 2012*).
- Chambers Cable provides cable television and high-speed internet service
- Qwest provides telephone service

DESCHUTES COUNTY PROPERTY TAX:

The tax rate for Caldera Springs for the 2011/2012 Tax Year is \$12.09 per thousand of taxable assessed value for vacant land (County Tax Area 1-097), and \$14.42 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>\$ 700</u>
Total (excluding lenders fees, if applicable, and prorates)	\$1,360

This information is provided as a convenience to prospective owners at Caldera Springs, and is subject to change. For the most current information, please contact the Caldera Springs Owners’ Association at (541) 593-4842.