



Association Policy 220

Commercial Assessment Procedures

This Policy supersedes all other Policy 200s effective 11/11/2025

Total Regular HOA Commercial Assessment w/o amenities (as of January 1, 2026): \$1234 annually per lot / \$308.50 per quarter.

Total Regular HOA Commercial Assessment w/amenities (as of January 1, 2026): \$1406 annually per lot / \$351.50 per quarter.

Total Commercial Sewer Assessment (as of January 1, 2026):

Commercial Fee - \$18.00 per fixture

Motel Suite/Apartment – \$82.00 per unit per quarter

Due Date: Quarterly assessments are due on the first day of each quarter (Jan 1, April 1, July 1, Oct 1)

Standard Payment Reminders: Quarterly in advance (Dec 1, Mar 1, June 1, Sept 1)

Assessment Payment Options:

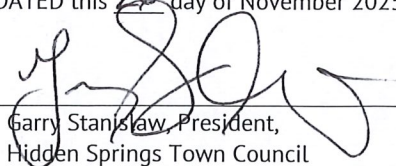
- **Mail Your Payment** to Hidden Springs Town Association C/O Keystone Pacific Property Management, P.O. Box 52244, Phoenix, AZ 85072-2244 or to Hidden Springs Town Association C/O Keystone Pacific Property Management, 2318 S. Eagle Rd., Meridian, ID 83642
- **Drop Off Your Payment** at the Hidden Springs Town Office, 5876 W Hidden Springs Dr.
- **Use the Keystone Connection Portal** to make a one-time payment or create a recurring payment schedule. register with keystoneconnection.net.
- **Use your bank's online Bill-Pay** and be sure to include Payee information, your Account Number and the payee address. **Payee:** Hidden Springs Town Association C/O Keystone Pacific Property Management. **Address 1:** C/O Keystone Pacific Property Management. **Address 2:** P.O. Box 52244. **City/State/Zip:** Phoenix, AZ 85072-2244. **Account Number/Reference Number:** Located on your statement or online through the Keystone Connection Portal

Other Charges on HOA Account: Any additional charges accrued to an owner will be added to the HOA account.

Effects of a Delinquent Payment

- If a quarterly assessment is not received on or before the 10th day of the quarter (Jan 10, April 10, July 10, Oct 10), a late charge equal to ten percent (10%) of the delinquent assessment. In addition, assessments delinquent for 20 days or more are subject to 18% annual interest applied to the unpaid balance(s) pursuant to Master Declaration and CC&R paragraph 4.1.6.
- Lot owners are personally liable for assessment and subject to personal collection lawsuits as well as property liens pursuant to Master Declaration and CC&R paragraphs 4.1.1.1 & 4.1.1.2.
- Any property owners whose check payment or autopay withdrawal (if established) is denied by their financial institution will be subject to a \$35 accounting fee.
- The Town Manager is authorized to waive up to one billing cycle's balance of interest and fees at their discretion under appropriate circumstances. The Town Council will take up and make a decision on a denial of any such request and all other issues arising under these policies at its regular meetings.

DATED this 26 day of November 2025.


Garry Stanislaw, President,
Hidden Springs Town Council


Chris Zoepfel, Recording Secretary,
Hidden Springs Town Council