

# PAJARO DUNES HOMEOWNER'S FEES & DUES



**Gail Cruse, Realtor**

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*Top Producer President's Club, 2008 - 2016*

## **SHOREBIRDS CONDOMINIUMS - 309 TOTAL**

**PAJARO DUNES NORTH ASSOCIATION QUARTERLY: \$1,820.**

**DUES INCLUDE:** Fire, Flood, Earthquake and Liability Insurance Coverage on the buildings and Exterior; Fidelity Bond of Pajaro Dunes employees; P.D.N.A. Management; Hot & Cold Water; Garbage Collection Service; 24 Hour Operation of the Gatehouse and Mobile Security; Basic Cable T.V.; Wi-Fi Internet Service; Common Area Maintenance including Roofs, Condo Decks, Fire Places, Recreation Buildings, Tennis & Basketball Courts, Boardwalks, Electrical, Landscaping, Duck Lagoon Maintenance; Building Maintenance; Major Repairs and Replacement Reserve Funds. Full Service On-Site Fire Department with Two Fully Equipped Fire Trucks

## **PELICAN POINT CONDOMINIUMS - 87 TOTAL**

**ASSOCIATION QUARTERLY- \$1,695. plus \$1,120. to Pajaro Dunes Assoc.**

**ANNUAL RIVER WALL ASSESSMENT- \$3,000 included on property tax bill.**

**DUES INCLUDE:** Most amenities listed above for Shorebirds Condos however Pelican Point condos have water heaters so hot water is not included in Pelican Point Fees and Dues. Please ask about Wi-Fi Internet Coverage and other amenities.

## **CYPRESS GROVE TOWNHOUSES - 23 TOTAL**

**ASSOCIATION QUARTERLY- \$2,000. Plus \$1,120. to P.D.A.**

Cypress Grove Fees and Dues include most of the above listed amenities.

## **SINGLE FAMILY RESIDENCES - 150 TOTAL HOUSES**

**ASSOCIATION QUARTERLY- \$1,120 plus \$33. one garbage can weekly service.**

**DUES INCLUDE:** Basic Cable T.V. Service; Maintenance of all Common Areas including Roadways, Tennis Courts, Recreation Buildings, 24 Hour Gatehouse Employee Coverage and Mobile Security; Common Area Landscaping; Single family homeowners are responsible to provide basic fire/flood/liability and any other insurance deemed necessary.

**For further information contact: Gail Cruse, Realtor (831) 227-9008**

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