

Morada Sub-HOA (~\$697/mo)

1. Exterior building maintenance (roof, structure, common walls)
2. Landscaping and grounds maintenance
3. Common area upkeep (paths, greenbelts, fencing, ponds)
4. Water, sewer, and trash services
5. Utilities for common areas
6. Pest control (exterior/common areas)
7. Gated entry and community security
8. Maintenance of amenities: pools, spas, gym, tennis/pickleball, basketball, playground, clubhouse, walking trails
9. Master insurance for common structures
10. Property taxes on common areas
11. Professional management and reserve funds

Bernardo Vista Del Lago Master HOA (~\$150/mo)

1. Community-wide landscaping and maintenance
2. Access and upkeep of shared resort amenities
3. Gate/security services for the larger community
4. Master-level insurance and common area taxes