

TO WHOM IT MAY CONCERN:

Name of association: Rolling Hills Estates,  
Address to mail dues: LLC. Rolling Hills  
Estates, LLC. C/O - Abe  
Tubbs Treasure 20922  
93rd Street Anamosa,  
Iowa 52205  
Contact Name: Jim McLean  
Title: President  
Phone Number: 731-225-6831  
E-mail Address: [jmclean@nassusa.com](mailto:jmclean@nassusa.com)

This is just an example of the information that was provided via the HOA when the sellers bought the property. An updated statement will be provided. This shows that HOA fees are \$400 per year and that hasn't changed. There are no known assessments for 2025.

ACCORDING TO OUR RECORDS

The association fees for Lot 20 Altenburg - Rolling Hills Estates, LLC.

FEES HAVE BEEN PAID THROUGH 12-31-2022

THE ASSOCIATION FEES FOR THIS LOT ARE AS FOLLOWS:

- Road Fees - \$200.00 per year due December 31st for the following year.
- Pond Fees - \$200.00 per year due December 31st for the following year. This fee is to cover maintenance and upkeep of the pond as well as the electricity for the aeration system and a pond well (when installed). Other improvements are as voted on and approved per incident/need.
- No association start-up fees apply

THERE ARE NO CURRENT/PAST DUE ASSESSMENTS ON THIS PROPERTY.

THERE ARE CURRENT/PAST DUE ASSESSMENTS DUE ON THIS PROPERTY IN THE AMOUNT OF \$ \_\_\_\_\_.

NOTE: The pond well and the neighborhood well reserve have not been billed. These items were voted on and approved by the association in our last association meeting. For lot 20, the fees, when billed, are estimated to be:

Pond Well: \$1,066.67

Well Reserve: \$ 533.33

Total when billed \$1,600.00

The association is NOT a party in any litigation at this time.

NAME: Jim McLean

DATE: 4-27-2022

President Rolling Hills Estates, LLC

## NOTES:

- The road dues are \$200.00 per year. They are due by December 31 of each year. This payment is for the next calendar year.
  - Example: Payment due 12-31- 2021 was for the year 2022.
- The pond dues are \$200.00 per year. They are due by December 31 of each year. This payment is for the next calendar year.
  - Example: Payment due 12-31- 2021 was for the year 2022.
- Additional pond assessments are collected as voted on and approved.
  - Example: In 2019, it was voted on and approved to add an aeration system to the pond. The association approved this item, and the cost was divided between all lot owners according to the position of the lot in accordance to the pond. This is per the formulation provided in the “Amendments to Restrictive Covenants for Rolling Hills Estates Addition, Jones County, Iowa”.
  - ◻ Example:
    - Pond frontage lots currently pays 5.33%
    - One lot back from pond frontage currently pays 4.00%
    - Two lots back from pond frontage currently pays 2.00%
- Water
  - Water for your lot is supplied by a community well. Water payments will be paid to your designated well manager. This lot has no water fees due at this time.
- Should you have more questions, please contact Jim McLean @ 731-225-6831