



Notice Of Assessment Increase & Insurance Assessment

March 30, 2023

Dear Homeowner(s):

The Board of Directors, in an open meeting held on March 29, 2023, reviewed all estimated budget expenses for 2023 and determined the current assessment rate is not sufficient to sustain the Association's operating budget. Through unanimous vote, the Board of Directors voted to increase the 2023 regular quarterly assessments. Additionally, the Board of Directors reviewed the insurance premiums for fiscal year 2023 and voted and approved an Insurance Assessment.

The Board of Directors approved an increase effective April 1, 2023. The quarterly assessments will increase from \$375.00 to \$468.75 quarterly. **Payments for your assessments will be due in April, July, and October in the amount of \$468.75. Due to short notice, the April assessment will not be considered late until May 31, 2023.**

The Board of Directors approved an Insurance Assessment effective April 1, 2023 in the amount of \$915.00 to be paid in 3 installments. **Payments for your Insurance Assessment will be due in May, August, and November in the amount of \$305.00.**

Article 9, Section 9.4.1. REGULAR ASSESSMENT. In part, Regular Assessments are based on the annual budget, which budget shall include any Master Assessments levied by the Master Association pursuant of the Master Declaration not invoiced separately to each Owner. Each lot is liable for its equal share of the annual budget. If the Board does not approve an annual budget or fails to determine new Regular Assessments for any year, or delays in doing so, Owner will continue to pay the Regular Assessment as last determined. If during the course of a year and thereafter the Board determines that Regular Assessments are insufficient to cover the estimated Common Expenses for the remainder of the year, the Board may increase Regular Assessments for the remainder of the fiscal year in an amount that covers the estimated deficiency up to twenty-five percent (25%) (excluding any portion of the Regular Assessment levied to fund Master Assessments) without a vote of the Owners as set forth in Section 9.3.1 above.

Article 9, Section 9.4.3. INSURANCE ASSESSMENT. The Association's insurance premiums are Common Expenses that must be included in the Association's annual budget. Nevertheless, the Board may levy an Insurance Assessment – separately from the Regular Assessment – to fund (1) insurance premiums, (2) insurance deductibles, and (3) expenses pertaining to the Fire Riser Closets and the fire sprinkler system for the Townhomes. If the Association levies an Insurance Assessment, the Association must disclose the Insurance Assessment in Resale Certificates prepared by the Association.

If you have auto pay set up with your bank, please be sure to notify your bank of the change prior to the April 1, 2023 effective date.

Should you have any questions, please contact Essex Association Management, L.P. by visiting www.pinnacleatriverwalk.com and follow the prompts to submit a web submission under the "Contact Us" tab.

Sincerely,

Essex Association Management, L.P., Managing Agent,
for Pinnacle Townhome Owners Association, Inc.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006
Office: (972)428-2030 Fax: (469)342-8205
www.essexhoa.com