

FEES AND DUES

IMPORTANT INFORMATION FOR HOMEBUYERS AND BUILDERS

1

$2,496 One-Time Capitalization Fee

Payable upon the transfer of a unit from South Ridge to a person or builder (due at closing to Ledges Community Association).

2

$1,500 – $2,000 Construction Deposit

Payable upon ARB (Architectural Review Board) application to build.

3

$2,000 – $2,500 ARB Review Fee

Payable upon ARB application to build.

4

Quarterly LCA Fees

Commencing upon transfer of a unit from South Ridge to a person or builder:

VERANDA COTTAGE LOTS	
$2,109.88	
$1,248	LCA dues
$84	for first trash receptacle
$777.88	yard maintenance

PARKVIEW ESTATE LOTS	
$2,428.64	
$1,248	LCA dues
$84	for first trash receptacle
$1,096.64	yard maintenance

*After closing, LCA fees are **$624** until homeowner has received their Certificate of Occupancy. After receiving a CO, homeowners will pay full fee stated above.*

SOUTH RIDGE
AT THE LEDGES

1/2026