

 Canyon River Ranch Cabin Site HOA Dues

**Amount: $695 per month**

Includes: Garbage Service

Common area of lodge access and upkeep - includes utilities, cleaning, insurance, and Wifi.

Water/ Irrigation connection to lot – includes water delivery and treatment systems and well heads.

 Septic connection to lot – includes main tanks, pumps, and drain field.

Grounds/ Landscaping outside of lot perimeter – includes roadways and pathways, outdoor activity areas, and snow removal.

 Pool/ Hot tub access and maintenance

 Fire protection contract fees

 Vineyard operations and wine allocation

 Private “Upper” boat launch

Not included: Annual property taxes

 Electricity/ propane use for cabin

 TV/ Wifi/ Telephone for cabin

 Landscaping within lot perimeter

 Cabin insurance