

**Notice to Owners
2023 Assessment Increase**

November 1, 2022

Dear Carriage Trails Owners,

Carriage Trails Master Owners' Association, Inc. (your "MOA") is responsible for maintaining the standards of appearance, safety and values of our neighborhoods. This mission is made possible through monthly homeowner dues, which are based on total buildout maintenance costs, divided by total projected members.

The Board of Directors must plan for future repairs, replacements, expenses, legal fees, etc. MOA expenses include, but are not limited to, association management, its insurance, sidewalks, signs, street light maintenance and repair or replacement, and electric for the Parkway and all subdivisions. This includes the maintenance of 135 acres of open space with 8 ponds, 50 separate parcels of green space, sidewalks and paths.


This Notice serves as notification that the Board of Directors has voted to increase the monthly dues in 2023. Effective January 1, 2023, your annual MOA assessments will increase \$20 to **\$296** (or \$74/quarter). For those Owners with Cluster Box Units (CBUs), and the additional \$20 annually, your MOA assessments will be **\$316** (or \$79/quarter). This increase is necessary due to elevated costs of labor and materials, unpaid assessments, and for your MOA to become self-sustaining without Developer assistance.


We want to express our appreciation to our homeowners who have been diligent in paying their yearly dues and fulfilling their obligation to the MOA so that we can perform our duties as needed. Carriage Trails continues to be one of the premier master-planned communities in Dayton. Thank you so very much for your commitment to support your community and your MOA.

<p>Please continue to send your MOA payments to:</p> <p>Carriage Trails Master Owners c/o Real Property Management PO BOX 88396 Carol Stream, IL 60188-0396</p>	<p>For Questions, contact:</p> <p>Craig DeMange, Community Manager Telephone: 888-612-2299 Direct: 513-701-0559 Email: info@carriage-trails.com Register your account at: TownSq</p>
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Sincerely,

Carriage Trails Master Owners' Association, Inc.
Board of Directors


William W. Keethler II


Kenneth M. Conaway


Cassandra L. Riehle