



Mueller Master Community Assessment & Fee Schedule 2025

Master Monthly Assessments

Mueller Master Assessment	\$54
Mixed Use Assessment	\$1
Pool Assessment	\$12
Total Master Assessments	\$67

Other Assessments as applicable

Tier 1 - Row Home Assessments	\$230 + Master
Tier 2 - Row Home Assessments	\$240 + Master
Tier 3 - Row Home Assessments	\$251 + Master
Tier 4 - Row Home Assessments	\$261 + Master
Tier 5 - Row Home Assessments	\$271 + Master
Tier 6 - Row Home Assessments	\$282 + Master
Tier 7 - Row Home Assessments	\$292 + Master
Tier 8 - Row Home Assessments	\$303 + Master
Tier 9 - Row Home Assessments	\$313 + Master
Tier 10 - Row Home Assessments	\$324 + Master
Shop Homes	\$306 + Master
Single Family Homes	Master
Garden Home Assessment	\$42 + Master
Cottage Home Assessment	\$64 + Master
Greenway Lofts	Master
Builder	Master
Special Assessment	\$5000

Mueller Master Property Transfer Fees	
Document Fee & Transfer Fee (Payable to Cohere)	\$375 Document
Third-Party Disclosure Processing Fee (homewisedocs.com)	\$50
Working Capital Fee (Payable to Mueller Master Community)	\$550 Row Homes \$300 all others
Transfer Fee (Payable to Mueller Master Community)	\$150
Community Enhancement Fee (Payable to Mueller Foundation)	.25% of Sales Price
Upfront Monthly Assessments Collected at Closing	2 Months of Owner's Monthly Assessments
Declarant to Builder per lot OR Builder to Builder per lot	\$100
Resale Rush Fee – 1 business day rush	\$300 + Third -Party
Resale Rush Fee – 3 business day rush	\$150 + Third -Party
Resale Update Fee	\$50 + Third -Party
Lender Document Fee	\$100
Delinquency & Legal Fees	
Late Fee on balances of \$20 or more (Assessed monthly on the 16th)	\$25
Return Check Fee	\$25
Initial Collection Letter Fee - Certified Mail	\$20
Collection Demand Letter Fee	\$75
Collection Pre-Lien Letter Fee	\$125
Attorney - Notification to Credit Bureau	\$64.95
Lender Documentation Fee	\$100
Notification letter that the board is exercising its right to seek legal action	\$30
Forclosure Monitoring Fee	\$75
Payment Plan Administration Fee	\$50
*Additional legal fees may apply until the issue is resolved	

Facility Rental Fees	
Fire Pit Rental (50 people maximum)	\$25
Pavilion Rental	Monday - Wednesday \$4500 (up to 10 hours) Thursday - Sunday \$6500 (up to 10 hours) Additional hours \$500/ hour
Amphitheater Rental	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of) 151- 1500 ppl \$1000 - \$3000
Lake Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of) over 150 ppl \$1000 - \$5000
Northwest Greenway	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Ella Wooten Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
John Gaines Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Jesse Andrews Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Branch Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Paggi Square	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Taniguchi Park	Under 25 ppl - Free 25-50 ppl \$25 51-150 ppl \$250 or \$50 an hour (greater of)
Contact POA for Information	
Other Fees	
Architectural Modification Review Fee (Non-Refundable)	\$25
Architectural Modification Deposit (Refundable for Projects \$1,000+)	\$100
Garden Plot Fee	\$60/Season
Pool Key Replacement Fee (Up to 2 per Household)	\$20