



OWNERS' ASSOCIATION, INC.

FACTS AND FIGURES 2025

COMMUNITY OVERVIEW:

Caldera Springs offers an intimate residential resort community surrounded by miles of old-growth forest, winding nature trails and roaming wildlife. Our unforgettable 1,000 acre setting near Mt. Bachelor's eastern slope enables people to enjoy both the solitude of nature and four seasons of adventure – the magic of a quintessential Central Oregon experience. Amenities include:

- Caldera Links and Golf Park
- Acres of lakes and streams
- Miles of soft and hard trails for biking, walking and hiking
- Playground, tennis courts, pickleball courts, basketball court, Harper's Outpost Picnic Pavilion, Ponderosa Park, Sable Rock Park and Mirror Rock Park.
- The Lake House Restaurant
- The Forest House and aquatics complex
- The Quarry Pool & Fitness Center and Outdoor Spas
- 220 Acre Wildlife Forest Preserve
- Overnight rentals are allowed in Caldera Springs

OWNERS ASSOCIATION:

The Caldera Springs Owners' Association (CSOA) governs the operation of the community. CSOA is responsible for the maintenance and care of the common areas, including the Quarry Pool and Fitness Center, the lakes, the roads and snowplowing, trails, and all the amenities owned by the Association. The enforcement of the Design Guidelines and other community policies, and rules are administered by the Association. All lot owners in Caldera Springs are automatically members of the Association. Association assessments for 2025 are \$1,095 per quarter (\$365 per month), which includes management and staffing services, all utilities and common area contracts (lake maintenance, landscaping, custodial for the Association's amenities etc.) and the funding of the replacement reserves. Per the Association CC&R's, there is a Working Capital Contribution paid to CSOA at the time of closing of each property. The 2025 Working Capital Contribution for any lot or home is \$1,095.

OWNER AMENITIES:

- Acres of lakes and streams for canoeing, kayaking, paddle boarding and catch and release fishing
- Miles of soft and hard trails and the beautiful pedestrian bridge
- Harper's Outpost Picnic Pavilion including barbeque area
- Quarry Pool and Fitness Facility featuring cardio and fitness equipment and locker rooms, expansive sun decks, heated walkways, and a unique grotto-style pool with infinity edge, waterfall and slide
- Outdoor spas open year-round
- Tennis courts, pickleball courts, basketball sports court
- Forest Park
- Fenced Dog Park
- Sledding Hill

OWNER AMENITIES (CONTINUED):

- Discovery Park with playground area, bouldering wall, percussion toys, water fountain rock with a natural stream play area
- Ponderosa Park, Sable Rock Park and Mirror Rock Park.

THE LAKE HOUSE:

The Lake House, Caldera Springs' beloved gathering space overlooking Obsidian Lake and Mount Bachelor, has transformed into a completely new dining and social experience set amidst one of Central Oregon's most scenic landscapes. The reimagined venue features a bar and lounge, grand dining room, outdoor lakeside dining and bar, and more. Culinary exploration takes center stage while indoor and outdoor dining areas frame expansive nature views.

THE FOREST HOUSE:

Summer 2024 also marked the grand opening of Caldera Springs' Forest House, a dynamic community centerpiece designed for gathering and recreation. Home to an impressive new aquatics complex with multiple swimming pools, a double-racer water slide, bowling, a state-of-the-art fitness center, family room, restaurant, and more, the expansive forthcoming amenity is a playground for all ages to make lasting memories.

CALDERA LINKS GOLF COURSE:

The Bob Cupp designed Caldera Links and Golf Park is a nine-hole executive course with pin placements ranging from 65 to 170 yards in length. It also has a family friendly three regulation-hole golf park. Caldera Links and Golf Park are owned and operated by Sunriver Resort. Owner access fees are included in the Owner's assessments.

CALDERA CABIN OVERNIGHT LODGING UNITS:

These vacation homes offer fun and flexible vacation living in the heart of the community. Each cabin is privately owned, and available for rent to guests. Sizes range from approximately 1,400 to 2,600 sq. ft. The 2025 Association fees for the separate Caldera Cabin Owner's Sub-Association (CCOA) are \$1,945 per quarter (\$645 per month) and include driveway maintenance, repair and overlay, paver walkway repairs, landscape maintenance, irrigation monitoring and snow removal. The Assessments also include all the services and amenities of the Master Association. In addition, there is a Working Capital Contribution to CCOA due at the time of closing of each property. The 2025 Working Capital Contribution for a Cabin is \$645.

FORESTBROOK OVERNIGHT LODGING UNITS:

These vacation homes offer a wonderful, flexible use option in the heart of the Expansion. Each Forestbrook unit is privately owned and designed to provide two separate rental residences. There are differing floor plans where owners and guests can use one, two, three or even four bedrooms. The

attached studio residence with a private bathroom, kitchenette, and an outdoor patio can be occupied with, or separately from the main home.

All Forestbrook owners in Caldera Springs are automatically members of the Association. Association. Assessments for 2025 are \$1,095 per quarter (\$365 per month), which includes management and staffing services, all utilities and common area contracts (lake maintenance, landscaping, custodial for the Association's amenities etc.) and the funding of the replacement reserves. Per the Association CC&R's, there is a Working Capital Contribution paid to CSOA at the time of closing of each property. The 2025 Working Capital Contribution for any lot or home is \$1,095.

The Association also provides landscaping services, through an outside contract, to the Forestbrook vacation homes and are billed through a specific assessment. In 2025 the landscaping services will be \$2,496.30 for the year per unit (\$206.02 per month, \$618.06 per quarter) from April through November, with metered water usage charged back at the end of each season.

ARCHITECTURAL GUIDELINES:

The Owner's Association has established architectural guidelines that affirm the overall character of the community and provide guidance for the design and construction of all homes. The review process is managed by the Design Review Committee. Design review fees for 2025 include a one-time Review and project completion fee of \$7000, a \$7,500 refundable construction deposit and an address sign fee of \$1,250. (Each home is required to have an association approved address post and sign; this fee is subject to change based on actual costs). Each homesite has specific setback requirements. Owners should work with qualified engineers and architects to ensure proper consideration of climate, topography, soils and drainage conditions. For more information please review the Caldera Springs Design Guidelines. The Guidelines are posted on our website at <https://calderasprings.com/owners-association/> under the Caldera Springs Owners' Community Documents heading.

POLICE AND FIRE PROTECTION:

Deschutes County Sheriff provides law enforcement services; and La Pine Rural Fire District provides fire protection services.

Deschutes County Sheriff
Non-Emergency Line
541-693-6911

UTILITIES:

Caldera Springs is served by underground utility service for electricity, natural gas, water, sewer, telephone, and cable TV. Connection fees for water and sewer in 2023 range from \$12,550 to \$13,425.

Utility Service providers:

- Sunriver Water, LLC
- Sunriver Environmental, LLC
- Cascade Natural Gas

- Midstate Electric Cooperative
- TDS (TV/Internet)
- CenturyLink (Telephone/Internet)
- Republic Services (Trash collection)

DESCHUTES COUNTY PROPERTY TAXES:

The tax rate for Caldera Springs for the 2025/2026 Tax Year is \$12.5645 per thousand of taxable assessed value for vacant land (County Tax Area 1-097), and \$15.6142 per thousand of taxable assessed value for improved land (County Tax Area 1-098).

Caldera Springs Owners' Association (541) 441-1495

This information is provided as a convenience to prospective owners at Caldera Springs, and is subject to change.