

**BANNING LEWIS RANCH**  
**2026 FEE SCHEDULE**  
**EFFECTIVE JANUARY 1, 2026**

At the November 20, 2025 Board Meeting of the Banning Lewis Ranch Metropolitan District (BLRMD) No. 1, the Board considered and approved the fees for various services for BLRMD Nos. 2, 3, 4, 5, and 8, effective January 1, 2026.

**BLRMD No. 2**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance.	\$91.79 per month

**BLRMD No. 3**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance.	\$91.79 per month

**BLRMD No. 3 (Carriage Homes)**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance. Additionally, front yard landscaping, maintenance, and repairs; and snow removal within common driveways.	\$179.79 per month

**BLRMD No. 4**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance	\$91.79 per month

**BLRMD No. 4 (Carriage Homes and American Dream Homes)**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance. Additionally, front yard landscaping maintenance and repairs; and snow removal within common driveways.	\$179.79 per month

**BLRMD No. 4 (Duets)**

Services Provided	2026 Fees
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance. Additionally, common landscaping maintenance and repairs; and snow removal within common driveways.	\$185.24 per month

**BLRMD No. 5 (Retreat)**

Services Provided	2026 Fees
Trash and recycling services, covenant enforcement, design review services, District landscaping and snow removal, and other District operations and maintenance. Additionally, access to Retreat amenities; limited, restricted use of other District facilities; and Retreat park and common area maintenance.	\$288.00 per month

**BLRMD No. 5 (Retreat Bungalows)**

Services Provided	2026 Fees
Trash and recycling services, covenant enforcement, design review services, District landscaping and snow removal, and other District operations and maintenance. Additionally, access to Retreat amenities; limited, restricted use of other District facilities; Retreat park and common area maintenance; front yard landscaping maintenance and repairs; and snow removal within common driveways.	\$288.00 per month

**BLRMD No. 8**

Services Provided	2026 Fees
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance.	\$91.79 per month

**BLRMD No. 8 (Carriage Homes and American Dream Homes)**

Services Provided	2026 Fees
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance. Additionally, front yard landscaping maintenance and repairs; and snow removal within common driveways.	\$179.79 per month

**BLRMD No. 8 (Ascent)**

<b>Services Provided</b>	<b>2026 Fees</b>
Trash and recycling services, covenant enforcement, design review services, use of District facilities, District landscaping and snow removal, and other District operations and maintenance. Additionally, common landscaping maintenance and repairs; and snow removal within common driveways and on District-owned alleyways.	\$185.24 per month

In summary:

<b>District (Product)</b>	<b>2026 Fees</b>
District No. 2	<b>\$91.79 per month</b>
District No. 3	<b>\$91.79 per month</b>
District No. 3 (Carriage Homes)	<b>\$179.79 per month</b>
District No. 4	<b>\$91.79 per month</b>
District No. 4 (Carriage Homes and American Dream)	<b>\$179.79 per month</b>
District No. 4 (Duets)	<b>\$185.24 per month</b>
District No. 5 (Retreat)	<b>\$288.00 per month</b>
District No. 5 (Retreat Bungalows)	<b>\$288.00 per month</b>
District No. 8	<b>\$91.79 per month</b>
District No. 8 (Carriage Homes and American Dream)	<b>\$179.79 per month</b>
District No. 8 (Ascent)	<b>\$185.24 per month</b>

## Rental Areas and Fees

Individuals interested in renting an indoor or outdoor space must fill out a Facility Rental Agreement and agree to the cleaning checklist. The Facility Rental Agreement contains specific facility policies and procedures. A **\$200 deposit** and a money order or cashier's check for the cost of the facility rental will be required to reserve any indoor or outdoor space. Guests may only use the pool if the outdoor space is rented. The Ranch House located at 6885 Vista Del Pico Blvd manages all reservations.

Area	Description	Fee
Common Room	Maximum occupancy 75	\$50 per hour
Multi-Purpose Room	Maximum occupancy 35	\$35 per hour
Conference Room	Maximum occupancy 15	\$25 per hour
Kitchen	Can be rented in addition to other areas	\$25 per hour
All Indoor Areas		\$150 per hour
Northtree Park	Maximum occupancy 75	\$35 per hour
Northtree Park, Veranda & Kitchen	Maximum occupancy 100	\$75 per hour
Tennis Courts		\$50 per hour
Ranch House Swimming Pool*		\$100 per hour
Vista Water Park*		\$125 per hour
Vista Park Pavilion**		\$100 per hour
Pickleball Courts		\$10 per hour per court OR \$50 per hour for all courts
Park Use for Sports Team Practices		\$35 per hour per team

\* Pool rentals also require an additional fee of \$50/hr for two (2) lifeguards up to 50 people and an additional \$25/hr per additional 25 people. Pool rentals must be made at least two (2) weeks in advance in order to accommodate scheduling.

\*\* Pavilion rentals can include the use of the District's sound system for an additional \$25 or \$35 if it requires staff set-up.