

# COPPER COVE UNIT 8A OWNER'S ASSOCIATION

## 2020 ANNUAL ASSESSMENTS AND FEES

- Quarterly Assessments- \$50.00 due Jan 1, April 1, July 1, and October 1 (200.00 annually)
- Automatic Clearing House Transfers for Credit/Debit payment fee \$5.00, per payments.
- Parking Lot Fee-
  - \$200.00 annually per owned unit with structure.
  - \$175.00 annually per owned unit without structure (Business Lots only). If delinquent on annual assessments, it will be subject to the Delinquency Policy.
- **Transfer Fees-** \$175.00 be charged for any changes in ownership of properties within Copper Cove Unit 8A Owner's Association. A copy of the transferred Grant Deed must be provided to the Association Office. If private owner sale, the new owner must provide a copy of the Grant Deed to the Association Office, with the County notification of file number.
- **Non-Transfer Notification Fee-** \$150.00 additional charge for any changes in ownership of properties within Copper Cove Unit 8A Owner's Association without proper notification, which includes but is not limited to foreclosures, grant deeds, quit deeds, etc.
- **Delinquent Certification Mail Fee:** \$60.00
- **Notice of Default Service Fee: \$225.00 (See #6 and #8 on the Delinquency Policy)**
- **Storage Fee-** Bi-Annually \$50.00 per space, due on January 1st and July 1st. Owners must have a copy of current registration and proof of insurance on file. Spaces are limited. Only approved Boats and Trailers, Empty Utility Trailers, Recreational Vessels only, **no automobiles are authorized.** If delinquent on annual assessments, it would be subject to the Delinquency Policy.
- **Storage Lien Process fee-** \$300.00 would be applied after the Delinquent Policy has been enforced. Will be imposed in accordance with Delinquent Policy.
- **New mailbox Fees-** \$50.00      Replacement Fee- \$35.00
- **Pool:**
  - **Gate Access Card** \$75.00
  - **Pool violations will be same as code and compliance fees.**
- **Club House Rental**
  - Association Members- Cleaning Deposit of \$75.00
  - **Non-members Rental Fees**
    - \$75.00 for 8 hours plus a refundable cleaning deposit of \$75.00

- Non-Profit organizations upon Board review and approval, donation of \$20.00 per day with a Maximum of 2 hours and prorated there after.
- Insufficient Fund Fees- \$60.00 for all checks returned from a financial institute.
- Tenant Annual Recreation Fee \$100.00 -due by May 1. The monies received from the Tenant Recreation Fee will be applied only towards the cost and maintenance of the recreation areas specifically the Pool and Tennis Courts.
- CODE AND COMPLIANCE VIOLATION FINES-

All Code and Compliance violations (including approved proposed Architect Board violations) after 15<sup>th</sup> Calendar Day notification to correct, and remain in violation the fees would be imposed as follows:

- 1<sup>st</sup> Offense- \$100 imposed after the 15<sup>th</sup> calendar day, and written notification mailed out, with correction to be completed within 15 days thereafter. (subject to delinquency policy for imposed fines)
- 2<sup>nd</sup> Offense \$200 imposed if violation a second time for the same offence and 15<sup>th</sup> calendar day notification, with correction to be completed within 15 calendar days. (Subject to delinquency policy for imposed fines. (subject to delinquency policy for imposed fines)
- 3<sup>rd</sup> Offense \$300 imposed if violation a second time for the same offence and 15<sup>th</sup> calendar day notification, with correction to be completed within 15 calendar days. (Subject to delinquency policy for imposed fines)
- 4<sup>th</sup> Offense- If final notification is required, there would be a \$25.00/ per day, until violation is corrected. (Subject to delinquency policy for imposed fines)

Serious Code and Compliance Violations- \$200.00 – and if second notification is required, there would be a \$25.00/ per day, until violation is corrected. This includes burning (without written approval of the board of directors); anything that is construed as immediate harm, damage or injury to persons/animals and property. (Subject to delinquency policy for imposed fines)

- Dumping in Common Area- \$1,000.00 Per Code and Compliance and County Code Ordinance.