Rules and Regulations Schedule of HOA Fees, Assessments and Service Fees

**Effecctive January 1, 2023**

**Please Note: The fees for 2023 have increased by 5% from 2022.**

**Code Description US $ Fee**

**A Lot , No Cabin (9) $ 755.00**

**B Lot with Cabin connected to Water (74) $1,260.00**

**C. Single Lot w/water – No Cabin (2) $ 755.00**

**D Additional Lots $ 40.00**

**E. Cougar Lots (0) $1,260.00**

**F. 40 Acre Parcel $ 250.00**

**One Time Capital Water Assessment: none**

Delinquent Handling Fee $50.00

Bad Check Fee $40.00

Gate Openers: $25.00 each

Member Transfer Fee $150.00

Water Tap Fees: $10,000.00

(Any Member in Good Standing desiring a connection to the EMRA community water system, should contact the Water Committee for connection instructions. Prior to any work starting, the member must pay the current Tap Fee plus their own cost of connecting and installation to the home.)

Violations of Declarations, Rules and Regulations &/or ByLaws:

1st Warning Letter

2nd $200.00

3rd $350.00

4th $500.00

5th $1,000.00 and all subsequent

Fishing Violations:

During Suspension $250.00 for 1st infraction

All Others: $500.00

All Fines are due and payable thirty (30) days from date they are imposed. Fines are treated as assessments and any unpaid fine may result in a lien being placed against the property and / or subject to late fees and interest provided in EMRA’s Collection Policy.

Annual dues and assessments are billed one time for a calendar year. Members are invoiced in January. Payment is late on January 31st or 30 days after billing – whichever is later. Dues are delinquent if not paid by April 1st (of any year) as listed in the Bylaws, Article XI Section 1. A delinquent fee of $50.00 will be assessed on the following schedule: Each April 1, July 1, October 1 and January 1 for each account with an unpaid balance. A Bad check Fee of $40.00 will be charged for all returned checks.