

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

Effective January 1, 2024

| Code | Description                            | US \$ Fee  |
|------|--|------------|
| A    | Lot, No Cabin (9)                      | \$ 825.00  |
| B    | Lot with Cabin connected to Water (74) | \$1,375.00 |
| C.   | Single Lot w/water – No Cabin (2)      | \$ 825.00  |
| D    | Additional Lots                        | \$ 40.00   |
| 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     |
| Document Request 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:

|                 |                               |
|-----------------|-------------------------------|
| 1 <sup>st</sup> | Warning Letter                |
| 2 <sup>nd</sup> | \$200.00                      |
| 3 <sup>rd</sup> | \$350.00                      |
| 4 <sup>th</sup> | \$500.00                      |
| 5 <sup>th</sup> | \$1,000.00 and all subsequent |

Fishing Violations:

|                   |   |
|-------------------|---|
| During Suspension | \$250.00 for 1 <sup>st</sup> 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 31<sup>st</sup> or 30 days after billing – whichever is later. Dues are delinquent if not paid by April 1<sup>st</sup> (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.