

Rules and Regulations Schedule of HOA Fees, Assessments and Service Fees
Effective January 1, 2025

Code	Description	US \$ Fee
A	Lot, No Cabin (9)	\$ 870.00
B	Lot with Cabin connected to Water (73)	\$1,900.00
C.	Single Lot w/water – No Cabin (2)	\$ 870.00
D	Additional Lots	\$ 55.00
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 Fee	\$150.00

Water Tap Fees: \$15,000.00

The tap fee allows any Member in Good Standing to tap into the system. The tap fee shall increase every year by the same percentage as the budget and by any special water assessments. Please contact the Water Committee or the President for a connection application. Owner is responsible for their connection and shut off valve. EMRA is responsible for their shut off at the main line. Owners who purchase a water tap after December 31, 2024 shall be required to pay the annual water fee as if they had a cabin on their lot.

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

1 st	Warning Letter
2 nd	\$200.00
3 rd	\$350.00
4 th	\$500.00
5 th	\$1,000.00 and all subsequent

Fishing Violations:

During Suspension	\$250.00 for 1 st 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.

EMRA is allowed to retain all annual surplus budget until we have \$100,000.00 in our reserve account.

