

Lake Rockport Estates Property Owners Association

A Non-Profit Corporation
 100 Rockport Blvd., Coalville, Utah 84017
 (435) 200-9119 | www.lakerockportestates.com

Assessment Schedule

Adopted by the Board of Trustees

<u>Standard Annual Assessments</u>	<u>Assessment Amount</u>
Annual Assessment with no Water Connection	\$ 555.00
Annual Assessment with Water Connection	
Annual Assessment with no water connection (shown above)	\$ 555.00
Water Connection (includes first 10,000 gallons of water used)	\$ 100.00
	\$ 655.00
<u>Building and Site Improvement Assessments</u>	
Architectural assessment for review of engineering plans	\$ 250.00
Assessment for water access:	
Meter connection assessment	\$ 3,500.00
Water impact assessment	\$ 1,500.00
New building/road impact assessment	\$ 2,500.00
\$500 refundable after inspection and no damage found*	
Additions/Remodels building/road impact assessment	\$ 2,500.00
\$2,000 refundable after inspection and no damage found*	
Utility/Road damage assessment	\$3.00 per foot and \$500 per road crossing
Refundable after inspection less \$250 per crossing for general road repair	
Construction violation assessment (after 30 day notice)	\$5.00 per day minimum
<u>Miscellaneous Assessments</u>	
Additional metered water usage over 10,000 gallons	\$1.00 per every additional 1,000 gallons
Resumption of service assessment - paid by buyer	\$ 50.00
Backflow inspections	TBD Annually
Backflow lockout fee (annually)	\$ 100.00
Winter water assessment (one-time setup)	\$ 50.00
Winter water usage assessment	\$0.07 per gallon
Mailbox use assessment (one-time fee)**	\$ 120.00
Mailbox lock change (one-time fee)**	\$ 45.00
Package shed program assessment (one-time fee)**	\$ 60.00
Gate access devices (all charges per device)**	
cards	\$ 10.00
remotes	\$ 35.00
keychain remotes	\$ 25.00
Gate code change**	\$ 16.00
Statement assessment	\$ 5.00
Rockport Ranch gate access assessment per owner per annual contract	\$ 100.00
<u>Penalty Assessments</u>	
Accounts past due	
Annual late assessment (assessed on March 1st or when balance is past due 60 days)	\$ 25.00
Monthly interest on amounts past due (assessed on April 1st or when balance is past due 90 days)	1.0% per month
Lien and/or foreclosure assessment (assessed on July 1st or when balance is past due 180 days)**	\$ 110.00
Assignment assessment (assessed on July 1st or when balance is past due 180 days)	100% of balance owed
Plus attorney fees, collection costs, and court costs	ALL Costs Incurred
Violation assessment for non-compliance with CC&Rs (beginning 30 days after notice)	\$5.00 per day
Violation assessment for non-compliance with CC&Rs (beginning 60 days after notice)	\$25.00 per day
Violation assessment for non-compliance with CC&Rs (beginning 90 days after notice)	\$50.00 per day
Violation assessment for non-compliance with CC&Rs (beginning 120 days after notice)	\$100.00 per day
Untrailerred track equipment assessment	\$4,000 minimum per mile
Plus additional assessment on treated roads	\$3,000 minimum per mile
Winter Road Restriction Assessment (no trucks over 18,000 GVWR on roads between 10/15 and 3/31)***	\$4,000 minimum per mile
Plus additional assessment on treated roads	\$3,000 minimum per mile
Water usage in excess of 1,500 gallons in a 30 day period (per Stage 4 of the Drought Response Policy)	\$0.50 per gallon

NOTE: ALL THEFT OF WATER SHALL BE PUNISHED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH

* Impact Assessments will not be refunded in all instances of non-compliance with Architectural Guidelines

**These are pass-through costs and are subject to change.

***Health, safety, and welfare vehicles are exempt from this assessment but subject to a separate \$250 assessment for non-compliance only after obtaining pre-approval from the Board

I, _____ representing _____, acknowledge receipt and understand the foregoing fee schedule.
 (Printed Name) (Lot #)

 (Property Owner Signature)