

**Penn Estates Property Owners Association**

**2024-25 Annual Fee Resolution**

The Board of Directors shall annually adopt a resolution setting forth the applicable fees due for permits, fines, fees and services authorized by the governing documents of the Association. Any references made to the "Annual Fee Resolution" shall refer to the most current Annual Fee Resolution. The Resolution may, from time to time, be amended and thus incorporated. All fees and charges set forth in this Annual Fee Resolution shall be fully paid in accordance to this Resolution.

**Annual Assessment**

1	2025Assessment Improved Property	Due by 01-15-25	\$1466.00
2	2025 Assessment Unimproved Property	Due by 01-15-25	\$1261.00
3	Annual Assessment Pre-Payment Discount		
4	Improved Property *	Paid in Full On or before 12-31-24	\$50.00
5	Unimproved Property *	Paid in Full On or before 12-31-24	\$30.00
6	Payment Plan Fee	Due by 12-15-24	\$40.00
7	Delinquent Fee	First Installment 01-16-25	\$150.00
8		Second Installment 07-16-25	\$100.00
9	Interest Rate	Assessment excluding Judgment Acct.	15%
10	Interest Rate	Judgment Accounts	6%
11	Delinquent Account Payment Plan Down Payment		25%
12	Collection Fees		Actual Cost

**Administrative Fees**

1	Resale Certificate		\$250.00
2	Resale Certificate (Rush -72 hour)		\$325.00
3	Account Inquiry		\$50.00
4	Capital Improvement Fee Improved Property		\$1,466.00
5	Capital Improvement Fee Unimproved Property		\$733.00
6	Insufficient Funds Fee		\$50.00
7	Faxing Fee	Per Page	\$1.00
8	Copying Fee	Per Page Black and White	\$0.25
9	Copying Fee	Per Page Color	\$0.50
10	Oak Room Rental Fee	6 Hours - Includes Set up and Clean up	\$200.00

	Oak Room Kitchen Rental Rental Fee	in addition to Oak Room	\$50.00
11	Oak room Rental Security Deposit		\$200.00
12	Oak room Rental Additional Hour		\$25.00
13	Recreation Center or Multipurpose Room Rental	4 Hours	\$100.00
14	Community Center Deck Rental	4 Hours	\$75.00
15	Highland Lake Gazebo Rental	6 Hours	\$100.00
16	Culvert Pipe		to be calculated
17	Maintenance Work Order		to be calculated
18	Mileage Reimbursement	IRS Rate	
20	Boat Registration	Sticker	\$10.00
21	Boat Registration	Sticker Replacement	\$10.00
22	Boat Rack Rental	April 1- November 1	\$25.00
23	Boat Removal Fee or Improperly Stored Vessel	Boats Removed After November 1	\$50.00
24	New Construction Single Family Dwelling Road Assessment Fee	Per Declaration of Covenants	\$1,900.00
25	Administration Processing Fee for All Citations and Violations		\$15.00

\* Discount does not apply when paying by credit or debit card

#### Gate Access Card, Badges and Additional Fees

1	Automated Gate Access Card		\$25.00
2	Automated Gate Access Card Replacement Fee	Lost or Stolen	\$25.00
3	Automated Gate Access Card Deactivation Fee	Per Card	\$15.00
4	Automated Gate Access Card Activation Fee	Per Card	\$15.00
5	Contractors Pass	Annual Per Card	\$30.00
6	Guest Daily Amenity Fee	Age 18 or Older	\$5.00
7	Guest Daily Amenity Fee	Age 17 or Under	\$3.00
8	Guest or STR Seasonal Amenity Pass - Fitness Center Excluded (Members in Good Standing)		\$150.00
9	Amenity Badge **	Additional badge	\$10.00
10	Amenity Badge Replacement	Lost or Stolen	\$5.00
11	Annual Rental Registration Fee	Due January 2	\$175.00

12	Additional Per Rental Registration Fee	STR 72 hrs. in advance LTR 7 days in advance	\$40.00
13	STR Late Registration Fee	Tenants Registered less than 72hrs in advance of lease date	\$75.00
14	LTR Late Registration Fee	Tenants Registered less than 7 days in advance of lease date	\$75.00

**\*\* Max of 6 badges issued per Unit to those residing in the home**

### **Penn Estates Property Owners Association**

#### **Schedule of Fines**

The unit becomes whole again if not violated PEPOA's rules within a 365 period from the last offense.

<b><u>Offense Description</u></b>	<b><u>First Offense</u></b>	<b><u>Second Offense</u></b>	<b><u>Third Offense and Subsequent Offenses</u></b>	-
Except as specifically noted below and in the body of this document fines for rules violations are:	\$50.00	\$75.00	\$100, Suspension of privileges or both plus costs.	

#### **Article II - Conduct**

-	-	-	-	-
Disorderly Conduct	\$100.00	\$150.00	\$250.00	
Fleeing & Eluding	\$150.00	\$200.00	\$250.00	
Failure to Comply	\$100.00	\$150.00	\$250.00	
Public Drunkenness	\$100.00	\$150.00	\$250.00	
Vandalism - Plus Cost	\$100.00	\$150.00	\$250.00	
Excessive Noise Levels	\$100.00	\$150.00	\$250.00	

#### **Article III - Member Identification and Access Control**

Gate Tampering	\$250.00 Each Offence, plus costs			
Pass Back or Unauthorized Entry	\$100.00	\$250.00 Subsequent Offences		
Illegal Use or Possession of a Gate Card	\$100.00	\$150.00	\$200.00	

Resident Selling or Allowing A Member Not in Good Standing to Purchase, Use Or Obtain Gate Card	\$100.00	\$200.00	\$250.00	
Failure to Provide or Maintain Accurate Information on File	\$25.00	\$50.00	\$100.00	

#### **Article VI Rental Registration**

Failure to Register Tenant and Provide Lease Prior to Rental	\$250.00			
--	----------	--	--	--

#### **Article VII - Motor and Other Vehicle Rules \*\***

Speeding- Up to 10 MPH Over Posted Limit	\$50.00	\$100.00	\$150.00	
Speeding - 11 MPH or More Over Posted Limit	\$100.00	\$150.00	\$200.00	
Failure to Stop	\$75.00	\$125.00	\$175.00	
Careless Driving	\$100.00	\$150.00	\$200.00	
Passing School Bus - Loading/ Unloading	\$250.00 Per Offence			
ATV Use in Community	\$100.00	\$150.00	\$250.00	
Vehicle in Roadway/Easement	\$10.00	\$25.00	\$50.00	
Commerical Vehicle Parking	\$50.00	\$100.00	\$150.00	

#### **Article XIV -Pets and Wildlife**

Loose Pet	\$50.00 plus costs	\$100.00 plus costs	\$150.00 plus costs	
Nuisance Barking	\$50.00	\$100.00	\$250.00	

#### **Article XV - Weapons, Firearm and Fireworks**

Hunting	\$250.00			
Firing of any projectile	\$250.00 plus costs			
Fireworks	\$100.00 plus costs	\$250.00	\$500.00	

#### **Article XVII - Property Development Rules**

Tree Protection Rule	\$100.00 for each tree affected plus costs	\$200.00 for each tree affected plus costs	\$500.00 for each tree affected plus costs	
----------------------	--	--	--	--

Property Garbage, Debris, Trash and Rubbish	\$50.00	\$100.00	\$250.00	
Littering or Dumping Trash on Roadside	\$25.00/bag plus labor			
Household Trash at Common Areas	\$25.00/plus labor	\$75.00	\$150.00	
PODS, Bagsters, Dumpsters	\$50.00	\$75.00	\$100.00	
Sign Violations	\$50.00	\$75.00	\$100.00	
No Clothesline Rule	\$10.00 Per Occurrence			
Failure to Remove Trash Cans	\$15.00 Per Occurrence			
Open Fires	\$150.00	\$200.00	\$250.00	

#### **Article XVIII - Community Alarm Rules**

Excessive False Alarms	\$25 for each false alarm after three false/nuisance alarms during any three month period		
------------------------	---	--	--

#### **Permit Fees - \*\***

**\*\* Failure to file applications for the appropriate permits will result in a fine of \$50 for each rule violated in this section**

Driveway	New Construction		\$50.00
Tree Removal			\$25.00
Siding			\$25.00
Pool			\$50.00
Fence			\$25.00
Minor Construction			\$25.00
Major Construction	New Construction or Additions		\$100.00

Adopted by resolution of the Association on this 1st day of November 2024

\_\_\_\_\_  
x David Montalvo, President

\_\_\_\_\_  
x Abe Kone, Secretary