

## SOMERVILLE PLACE PROPERTY OWNER'S ASSOCIATION, INC - FEE SCHEDULE

Any and all fees and/or Assessment amounts shall be reflected on a "Fee Table." Any and all Fees or Assessments included on the Fee Table, as well as any future changes or adjustments to the Fee Table, shall be approved by the Members in accordance with By-Laws, section 2.06.07.

**When transferring and/or selling property there will be a fee of \$ 25.00 per lot** for research needed to provide the title company and/or buyer property status of maintenance fees etc.

Governing Documents and other information can be found on the SPPOA, INC website: [www.SomervillePlaceSubdivision.com](http://www.SomervillePlaceSubdivision.com). Association Records may be requested in accordance with Texas Property Code Section 209.005. Requestor is responsible for costs related to the compilation, production, and reproduction of the requested information. **Advance payment of \$1.00 per page is required.**

**Annual Pool Card FEE: \$75.00 per year; Replacement Card FEE: \$25.00**

**Maintenance fees are \$65.00 for the first Lot owned and \$24.00 for each additional Lot owned;** paid annually. A Member's total amount of Assessment is due to the Association without notice each year, on or before January 1st. **Failure to pay the Assessment on or before the start of the Annual Meeting of Members will result in a \$10.00 late charge for each Lot owned, per year.**

According to Texas Property Code 209.006 - If authorized by the governing documents, an association may levy fines for violations of a community's declaration, bylaws, deed restrictions or rules.

Written warnings will be sent to the property owner regarding the infraction with time to remedy the infraction to comply with the bylaws and deed restrictions.

Member/Owner has a right to request a hearing before the board or a committee it appoints. Tex. Prop. Code 209.07

Failure to comply with written warning will result in an infraction fine to be issued.

### Escalation Protocol

Fines will be assessed "per" infraction.

- Example: Owner could have multiple infractions at the same time, 1 for not mowing lot/yard and 1 for Trash that needs to be disposed of. A non-compliance fine will be charged for each infraction if not remedied.

Notification:

- **First Notification Non-compliance \$50.00** – owner will have 30 days to comply before fee will be assessed. Fee will be charged for each infraction on 31<sup>st</sup> day if not corrected.
- **Second Notification Non-compliance \$75.00** – owner will have 14 days to comply before fee will be assessed. Fee will be charged for each infraction on the 15<sup>th</sup> day if not corrected.
- **Third Notification Non-compliance \$125.00** – immediate action

Property owner will be charged **\$ 10.00 for each certified mailing of notifications.**

If member fails to comply, a lien may be placed on the member's property.

Costs incurred in the collection of a Delinquent Member's Assessment may be charged to the Member in accordance with the By-laws section 2.06.05 Collection Costs and Texas Property Code chapter 209.

The Association may collect reimbursement of attorney's fees and other reasonable costs that are related to collecting amounts due to the Association as Assessments, enforcing restrictions, enforcing the By-Laws, or enforcing rules of the Association in accordance with the By-laws section 2.06.06 Attorney's Fees and Texas Property Code chapter 209.