

## **ATTACHMENT A**

### **Cherokee Shores Owners Association Schedule of Fees/Assessments and Fines**

Members shall be bound to pay assessments to the Association in accordance with the restrictive covenants for the Subdivision now and hereafter recorded in Henderson County, State of Texas.

Each rental property owner will be assessed at the current annual assessment rate for each piece of rental property.

**Property Owners Dues:** 1-2 lots - \$147.72 a year  
3 lots - \$196.95 a year  
4 or more lots - \$295.48 a year

Road Fee Assessment: \$50.

All Assessments are Due by June 30th. Late fees apply July 1st.

Late fee: \$25 monthly.

If property taxes are frozen with Henderson County Tax Assessor, we will freeze your assessment rates with Cherokee Shores POA.

**Boat Dock Key Deposit:** \$15

**Resale Certificate:** \$100

**Property Transfer:** \$50

**Property Lien Processing Fee:** \$100

**Trash Compactor/Pool Passes:** Included with dues.

Replacement Pass: \$5. Additional Pass (same address): \$5. Renter/Lessee Pass: \$10 (subject to all dues pass).

**Architectural Permit Application Fees:**

Application: \$25

New Building/home: \$200.

Shed/Storage/Out Building < 200 sf (non-dwelling): \$50.

Shed/Storage/Out Building > 200 sf but < section required minimum (non-dwelling): \$100.

Culvert/Fence/Etc: \$25.

**Fines.** Violations of Cherokee Shores Rules, Regulations and Restrictions may result in fine assessments to the member's account.

Cherokee Shores POA Steps to cure Violations:

1st Action - Notice of Violation and amount of time to correct, issued in person, letter or hang tag.

2nd Action - Certified Letter with the amount of fee, and amount of time to correct.

3rd Action - Certified Letter. Demand for immediate action with 7 days to correct.

4th Action - Uncorrected Violations may cause Judicial Proceedings.

Please contact the office immediately upon the receipt of the Notice of Violation to make arrangements and avoid fines on the case per case basis.

**Facility Rentals.** Subject to BOD approval and availability. \$25/hour 4 hours minimum. \$100 refundable clean up fee required upon booking. \$50 cancellation fee with 48 hour notice.