

Wolf Creek Property Owners Association

Fees, deposits, assessments and late fines

Revised Jan., 2023

ANNUAL MAINTENANCE FEE: Applicable to all members, per lot owned. **\$550** per period, Jan. 1 through Dec. 31. **\$275** per period for those lots not adjacent to Association maintained roads. Invoices are mailed in January, due within 30 days of mailing.

WATER FEES: Applicable to lots connected to the water system. *See also water fees explained in detail on website page "Water".*
Water meters are read in April and October and owners billed for the previous six-month period.
The Base Rate is **\$648**/year, (\$324/6-months) which includes up 500 gallons per day average.
A per/gallon additional fee will be charged for water in excess of 500 gallons per day average for the prior six months. *See the "Water" document on the WCPOA website for complete details.*

WATER HOOK-UP FEE: The fee for new connections to hook up to the WCPOA water system is ten times the water base rate per year. The current fee, due in advance, is **\$6480** and requires the permission of the WCPOA Board of Directors. The WCPOA Water and Facilities Manager must oversee the connection. *See the "Water" document on the WCPOA website for complete details.*

BUILDING DEPOSIT FOR NEW CONSTRUCTION: Prior to starting construction for any structure, a **\$3200** building deposit is required. *See details on the WCPOA section for "New Construction."*

TRANSFER FEE: Upon change of ownership a \$200 Transfer Fee is to be paid by the seller.

NONPAYMENT OF ASSOCIATION FEES OR ASSESSMENTS: Fees and assessments not paid on the due date are subject to a \$50 fine for every month the invoice remains unpaid.

For details concerning unpaid fees, liens and CC&R infractions see the WCPOA CC&R's