Docusign Envelope ID: 4E25D6AA-6028-42D6-A33D-5ACF53348A93

Fee Schedule

Swains Creek Pines Lot Owners Association

Adopted July 12, 2025

RULE REGARDING
ASSOCIATION FEES
("SCPLOA FEE SCHEDULE")
SWAINS CREEK PINES LOT OWNERS ASSOCIATION
(A Community Association Incorporated in the State of Utah)

WHEREAS, at a Board meeting of the Swains Creek Pines Lot Owners Association (the "Association") held on July 12, 2025, which meeting was called pursuant to Utah Code § 57-8a-217, the following Rules were adopted.

WHEREAS, pursuant to Utah Code § 57-8a-217(2)(a), reasonable notice was sent fifteen (15) days in advance of the meeting that the Board was considering adopting the following Rules, to align with laws and local standards and practices.

WHEREAS, at the meeting, the Board provided an open forum giving Owners the opportunity to be heard before the Board would take action regarding these Rules. (Utah Code § 57-8a-217(2)(b)).

WHEREAS, a copy of this Rule, in its entirety, was delivered to Owners within 15 days after the Board meeting. (Utah Code § 57-8a-214 and -217(2)(c)).

WHEREAS, Pursuant to Utah Code § 57-8a-217(4), notice is given to Owners that they have 60 days after the Board meeting to disapprove of the Board's adoption of this Rule. Disapproval is only effective if there is a vote of at least 51% of the allocated voting interests of the Owners in the Association and the vote is taken at a special meeting called for that purpose by the Owners as provided for in the Declaration, Articles of Incorporation, or Bylaws. However, the Board has no obligation to call a special meeting of the Owners to consider disapproval, unless the Owners submit a petition, in the same manner as provided for in the Declaration, Articles of Incorporation, or Bylaws for a special meeting to be held. Should the Board receive such petition, the Rule will remain in effect, but actions to enforce will be stayed pending and subject to the outcome of the special meeting.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT the following rules are adopted:

Line	Description	Amount
1	**Regular Assessments** (annually)	$215.00 Subject to annual increase per Association Bylaws.

Docusign Envelope ID: 4E25D6AA-6028-42D6-A33D-5ACF53348A93

Line	Description	Amount
2	**Reinvestment Fee** Charged when properties are sold or transferred, goes to the Association Reserve Fund	0.3% of property sale value $700 minimum
3	**Transfer Fee** Charged when properties are sold or transferred, covers administrative expenses required to maintain Association records	$325 per lot
4	**Statement of Account Fee** Upon owner request; no charge for viewing balances on Owner Portal.	$50 per statement, per lot
5	**Late Fee - Assessments** Charged to overdue assessments	$50 one-time fee
6	**Interest** Charged monthly to the unpaid balance (both assessments and fines, but not accumulated interest) on an account	1.5% per month of the unpaid principal balance (18% per annum) (interest does not accrue on interest) Interest does not accrue on unpaid Fines or Late Fees that have been applied to fines once the owner has formally requested a Board hearing, and until the time of the Board's decision.
7	**Third-Party Collection Costs** Expenses incurred by the Association collecting unpaid account balances	Pre-Lien notice, $25 per lot Transfer account to attorney, $50 per lot Additional costs such as attorney's fees, court costs, etc. are chargeable to the owner's account.
8	**Lot Joining Fee** Charged when 2 more lots are joined into 1	$100 per application If application received within the same calendar year that the joinder was approved by the county. $200 per application If application received in any calendar year following the calendar year in which the joinder was approved by the county.
9	**Fishing Permit Replacement Fee**	$10 per permit

Docusign Envelope ID: 4E25D6AA-6028-42D6-A33D-5ACF53348A93

Line	Description	Amount
10	**Copy/Printing Fee and Records Requests** Per page of printed materials requested by an owner. Per-page fee does not apply to documents provided electronically. No fee for self-service documents available in Owner Portal.	Up to $0.10 per page and $20 per hour for the employee, manager, or other agent's time
11	**Amenity Reservation Deposits** Applies to reserving common amenities for private use. If deposit is made by check, check will be returned upon release of amenity in the condition in which it was received.	Refundable Deposits 50 or fewer people, $50 50-100 people, $75 100+ people, $150
12	**Fines** For continuing violations	Category 1: Violation of architectural standards, occupancy or rental restrictions, safety of persons or property: $500 initial fine Category 2: Other violations: $50 Additional $100 per consecutive 10 days the violation is not cured, which is added to the principal balance of the lot account and is subject to monthly interest.
13	**Fines** For per-occurrence violations	Category 1: Property damage, or violation of architectural standards, occupancy or rental restrictions, safety of persons or property: $500, plus the cost to repair any damages. Category 2: Other violations: $50 Up to $100 for additional fines in either category. Subject to interest for unpaid amounts.
14	**Returned payment fee**	$25 per returned payment

Docusign Envelope ID: 4E25D6AA-6028-42D6-A33D-5ACF53348A93

Line	Description	Amount
15	**Kane County Recorder fees** Fees charged by the County Recorder as well as document fees due to owner failure to provide accurate and adequate documentation.	Lien filing/release: $40 + $2 per lot Documents and Deeds: $0.500 per page Emailed Deeds: $2 per document Certified Copies: $5 + $0.50 per page Faxed Copies: $1 per page Plus other collection costs, attorney fees, court costs, and other costs associated with liens.
16	**Address Signs** Upon owner request—owners may also use address signs made or purchased elsewhere	$20

Adopted on July 12, 2025 by a Majority or more of the Board of Directors.

Signed by:
Don Gannon-Jones
9EE8F67460B64FD...
_____, Board Chair

Pursuant to Utah Code § 57-8a-217, a copy of these Rules were sent to each Member of the Association within 15 days after the Board meeting, via Email and/or US Mail.

Attest: Signed by: Mckenzie Johnson CB2761018ED34A7... _____ Administrative Business Solutions