

LCMC APPROVED 2024 FEE & FINE SCHEDULE

HOA FEES

GL CODE	DESCRIPTION	2024			
5210-200	HOA_Late Payment Interest	1.50%		PER MONTH	
5211-200	HOA_Late Payment Penalty	\$ 25.00		PER MONTH	
5212-200	HOA_Certified Mail Fee	\$ 10.00		PER PIECE	
5213-200	HOA_Paper mailing fee	\$ 2.00		EA MAILING	
5220-200	HOA_Lien FileE & Lien Release - <i>Charged \$375 when lien filed & \$375 when lien released</i>	\$ 375.00		EA FILING	
5260-200	HOA_Payment Plan Fee	\$ 10.00		PER MONTH	
5265-200	HOA_Resale Certificate	\$ 275.00		PER Sale	<i>Beg 5/1/24 Resale Certificate includes water</i>
5270-200	HOA_NSF Check Fee	\$ 45.00		EA INSTANCE	
5280-200	HOA_Owner Transfer Fee	\$ 200.00		PER LOT	

MISC ADMINISTRATIVE FEES

Records Requests					
	<i>RCW 24.03.135: Cost of inspecting or copying shall be borne by such member except for costs for copies of articles or bylaws.</i>				
	<i>RCW 64.38.045: The association may impose and collect a reasonable charge for copies and any reasonable costs incurred by the association in providing access to records.</i>				
Photocopying Fees					
	Up to 5 pages	Free for Members			
	6 – 10 pages	\$.12 per page (No Admin Fee)			
	11 – 50 pages	\$.12 per pg. + \$5.00 Admin Fee			
	51 – 100 pages	\$.12 per pg. + \$10.00 Admin Fee			
	101 – 150 pages	\$.12 per pg. + \$15.00 Admin Fee			
	151 – 500 pages	\$.12 per pg. + \$25.00 Admin Fee			
	Over 500 pages	\$.12 per pg. + \$20.00 hr.			
	Fax Services	Same as Copying			
	Notary Services	Free to Members			

ARCHITECTURE COMMITTEE -- COMPLIANCE

5240-000	BASE FINE MAJOR CATEGORY <i>[See attached descriptions.]</i>	\$ 400.00			
	BASE FINE MINOR CATEGORY <i>[See attached descriptions.]</i>	\$ 200.00			
	ADMINISTRATIVE FEE / VIOLATIONS	\$ 100.00			
	BUILDING PERMIT - NEW DWELLING	\$ 100.00			
	BUILDING PERMIT - OVERSIZED OUTBUILDING	\$ 50.00			
	LCMC or COUNTY EXEMPTION	\$ -			
	STOP WORK ORDER VIOLATION, DAILY FINE (Up to \$250/per day, AC's Discretion)	\$ 100.00			
	TREE CUTTING PERMIT	\$ 10.00			

SHORT TERM RENTALS (STR)

5240-000	New owners only - one-time registration fee - STR1	\$ 150.00			
	Second violation - listed in policy - STR2	\$ 250.00			
	Third violation - listed in policy - STR3	\$ 500.00			
	Failure to register STR (short term rental) - FTR	\$ 500.00		PER EVENT	

PARKS

5040-300	ANNUAL BOAT / TRAILER - MEMBER	\$ 33.00			
	ANNUAL PASS / GUEST	\$ 66.00			
	DAY GUEST VEHICLE	\$ 33.00		PER DAY	
	DAY GUEST BOAT	\$ 33.00		PER DAY	
	LAUNCH & LEAVE	\$ 23.00			
	Bathroom Key Card (refundable Deposit)	\$ 50.00		Refunded when returned	
	GAZEBO DAMAGE DEPOSIT	\$ 75.00		PER DAY	
	GAZEBO RENTAL (PARKS & GOLF COURSE)	\$ 75.00		PER DAY	

ROAD & GREENBELT FEES

5212-400	CERTIFIED MAIL FEE	\$ 10.00		PER PIECE	
5250-400	ADMINISTRATIVE FEE FOR VIOLATIONS When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not taken care of. The administrative fee applies to any violation and covers mail costs, materials and labor involved in processing the violation and associated paperwork. SEE ATTACHED LIST	\$ 100.00		EA INSTANCE	
5250-400	STOP WORK ORDER VIOLATION, DAILY FINE (UP TO \$250/DAY) - See attached list	\$ 100.00		EA INSTANCE	
5250-400	BASE FINE - See attached list	\$ 200.00		PER VIOLATION	
5250-400	DAILY FINE - See attached list	\$ 25.00		PER VIOLATION	
5250-400	GREENBELT/RIGHT-OF-WAY TREE MAINTENANCE APPLICATION & PERMIT	\$ 50.00		PER APPLICATION	
5250-400	RIGHT-OF-WAY USE APPLICATION & PERMIT	\$ 50.00		PER APPLICATION	
5250-400	ROADS & GREENBELTS PROJECT BOND	PER PROJECT		PER PROJECT	
5250-400	TREE CUTTING IN GREENBELT & RIGHT OF WAY	\$ 500.00		PER TREE	

SECURITY

GL CODE	DESCRIPTION	2024		
5010-500	ABUSE OF STICKER / PASS RULES	\$ 500.00		
	1st OFFENSE TO THE NUISANCE NOISE POLICY	\$ 140.00		
	2nd OFFENSE TO THE NUISANCE NOISE POLICY WITHIN ONE YEAR OF CONFIRMED FIRST OFFENSE	\$ 290.00		
	3rd OFFENSE TO THE NUISANCE NOISE POLICY WITHIN ONE YEAR OF 1st AND 2nd OFFENSE	\$ 1,200.00		
	BURNING ILLEGAL MATERIALS	\$ 500.00		
	FIRE UNATTENDED	\$ 500.00		
	FAILURE TO COMPLY BURN	\$ 600.00		
	CABIN WATCH	\$ 40.00	PER MONTH	
	DANGEROUS DOG	\$ 550.00		
	NUISANCE DOG / PET	\$ 250.00		
	FAILURE TO LOCK DOW GATE	\$ 300.00		
	FIREARMS	\$ 1,500.00		
	FIREWORKS	\$ 1,500.00		
	OBSTRUCTIVE PARKING FINE - INTERFERE WITH SNOW PLOW	\$ 500.00	PER DAY	
	OTHER PARK RULE VIOLATIONS	\$ 75.00		
	PARKING/DOCKING	\$ 75.00		
	UNLICENSED / UNACCOMP DRIVER	\$ 150.00		

WATER UTILITY FEES

GL CODE	DESCRIPTION	CURRENT FEE		
5106-700	NEW OWNER / ACCOUNT DEPOSIT	\$ 528.00	HALF OF ANNUAL BASE RATE	
5130-700	NEW WATER CONNECTION FEE	\$ 7,210.00	EA INSTANCE	
5135-700	WATER USAGE **	TIERED	BASED ON USAGE	
	WATER BASE RATE PER MONTH [INCLUDES 0 - 700 CU FT PER MONTH]	\$ 86.00	MONTH	
	TIER 1 [701 - 1,400 CU FT PER MONTH]	\$ 0.03	MONTH	
	TIER 2 [1,401 - 2,800 CU FT PER MONTH]	\$ 0.05	MONTH	
	TIER 3 [2,801 CU FT AND ABOVE PER MONTH]	\$ 0.12	MONTH	
5136-700	TAMPERING FINE	\$ 750.00		
5137-700	BACKFLOW ASSEMBLY TEST		PER CONTRACTOR RATE	
5140-700	DISCONNECT & RECONNECT <i>(delinquent accounts)</i>	\$ 75.00		
5140-700	RECONNECT AFTER HRS / HOLIDAY	\$ 250.00		
5141-700	WATER SAME DAY SHUT OFF / TURN ON	\$ -		
5141-700	WATER SEASONAL SHUT OFF / TURN ON	\$ -		
5142-700	METER TESTING DEPOSIT	\$ 400.00		
5142-700	HYDRANT USE DEPOSIT	\$ 250.00		
5145-700	SYSTEM DEVELOPMENT FEE - Relocate Water Meter, etc.	Time & Material	BASED ON ACTUAL	
5210-700	LATE PAYMENT INTEREST	1.50%	PER MONTH	
5211-700	LATE PAYMENT PENALTY	\$ 25.00	PER MONTH	
5212-700	CERTIFIED MAIL FEE	\$ 10.00	PER PIECE	
5213-700	Paper Mailing fee	\$ 2.00	PER MAILING	
5220-700	LIEN FILE & LIEN RELEASE - <i>Charged \$375 when lien filed & \$375 when lien released</i>	\$ 375.00	EA FILING	
5250-700	ADMINISTRATIVE FEE FOR VIOLATIONS When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not taken care of. The administrative fee applies to any violation and covers mail costs, materials and labor involved in processing the violation and associated paperwork. SEE ATTACHED LIST	\$ 100.00	EA INSTANCE	
5250-700	STOP WORK ORDER VIOLATION, DAILY FINE (UP TO \$250/DAY) - SEE ATTACHED LIST	\$ 100.00	EA INSTANCE	
5250-700	BASE FINE - SEE ATTACHED LIST	\$ 200.00	PER VIOLATION	
5250-700	DAILY FINE - SEE ATTACHED LIST	\$ 25.00	PER VIOLATION	
5250-700	WATER PROJECT BOND	PER PROJECT	PER PROJECT	
5250-700	SHORT TERM SUSPENSION RESTORE SERVICE WITHIN 36 MONTHS OF TURN OFF	Accumulated base rate fees	EA INSTANCE	
5250-700	LONG TERM SUSPENSION RESTORE SERVICE WITHIN 36 MONTHS OF TURN OFF OR METER ABANDONMENT	Half of new connection fee & required shut-off valve	EA INSTANCE	
5265-700	BALANCE INQUIRY FEE	\$ -		
5270-700	NSF CHECK FEE	\$ 45.00	EA INSTANCE	
5280-700	OWNER TRANSFER FEE	\$ 200.00	PER LOT	

GOLF COURSE FEES - Memberships Jan - Dec

	DESCRIPTION	2024			
Greens Fees					
<i>Daily Green Fee 9 - Holes</i>					
	Member (HOA) [6% will be deducted monthly from total sales and deposited into GC Fund Savings Acct, towards replacing (in phases) GC Irrigation system .]	\$ 25.00	INCLUDES SALES TAX		
	Public	\$ 29.00	INCLUDES SALES TAX		
	Weekends/Holidays Member	\$ 30.00	INCLUDES SALES TAX		
	Weekends/Holidays Public	\$ 35.00	INCLUDES SALES TAX		
<i>Daily Green Fee 18 - Holes</i>					
	Member (HOA)	\$ 38.00	INCLUDES SALES TAX		
	Public	\$ 42.00	INCLUDES SALES TAX		
	Weekends / Holidays Member (HOA)	\$ 40.00	INCLUDES SALES TAX		
	Weekends / Holidays Public	\$ 45.00	INCLUDES SALES TAX		
<i>Twilight Rates (After 3:00 pm)</i>					
	9 Holes - Member or Public	\$ 20.00	INCLUDES SALES TAX		
	18 Holes - Member or Public	\$ 25.00	INCLUDES SALES TAX		
<i>Ongoing In-Season Special</i>					
	18 Holes w/Cart (Monday/Tuesday)	\$ 48.00	INCLUDES SALES TAX		
<i>Winter Walking Rates (October - March)</i>					
	9 Holes - Member or Public	\$ 20.00	INCLUDES SALES TAX		
	18 Holes - Member or Public	\$ 25.00	INCLUDES SALES TAX		
Power Cart Rental					
	9 Holes - Single Rider	\$ 15.00	INCLUDES SALES TAX		
	18 holes - Single Rider	\$ 22.00	INCLUDES SALES TAX		
	Annual Golf Cart Rental	\$ 550.00	PLUS TAX		
Other Equipment Rental					
	Clubs for 9 holes	\$ 11.00			
	Clubs for 18 holes	\$ 20.00			
	Pull cart for 9 holes	\$ 6.00			
	Pull cart for 18 holes	\$ 9.00			
	Monthly Shed Rental, Gas or Non- Electric Use	\$ 40.00	Per Month/Plus tax		
	Monthly Shed Rental, Electric Use	\$ 45.00	Per Month/Plus tax		
	Annual Shed Rental, Gas Cart	\$ 400.00	Plus Tax		
	Annual Shed Rental, Electric Cart	\$ 450.00	Plus Tax		
Driving Range Balls					
	<i>Mini Bucket</i>	\$ 6.00			
	Small Bucket	\$ 9.50			
	Medium Bucket	\$ 11.50			
	Large Bucket	\$ 13.50			
Memberships: Exclude Holiday Weekends & Weekday Holidays					
	Annual Green Fee, Member, 7-Days - Single	\$ 900.00	Plus Tax	\$ 400.00	
	Annual Green Fee, Member, 7-Days - Couple	\$ 1,600.00	Plus Tax	\$ 720.00	
	Annual Green Fee, Member Limited (Mon-Fri play)	\$ 700.00	Plus Tax	\$ 315.00	
	Annual Green Fee, Member Couple - same household Limited (Mon-Fri play)	\$ 1,250.00	Plus Tax	\$ 565.00	
	Annual Fee Jr (under 18)	\$ 240.00	Plus Tax	\$ 110.00	
	Annual Green Fee, Public, 7-Days - Single	\$ 1,075.00	Plus Tax	\$ 485.00	
	Annual Green Fee, Public, 7-Days - Couple	\$ 1,925.00	Plus Tax	\$ 870.00	
	Annual Green Fee, Public Limited (Mon-Fri play)	\$ 850.00	Plus Tax	\$ 425.00	
	Annual Green Fee, Public Couple Limited (Mon-Fri play)	\$ 1,500.00	Plus Tax	\$ 675.00	
	Annual Trail Fee	\$ 150.00	Plus Tax		
	Annual, Single Driving Range	\$ 210.00	Plus Tax		
	Annual, Couple Driving Range - Same Household	\$ 325.00	Plus Tax		
Punch Cards					
Members	9 Holes - 10 Rounds	\$ 230.00	Plus Tax		
	18 Holes - 10 Rounds	\$ 350.00	Plus Tax		
Public	9 Holes - 10 Rounds	\$ 265.00	Plus Tax		
	18 Holes - 10 Rounds	\$ 385.00	Plus Tax		

HOA ANNUAL DUES - 2024 -Ratified on 12/16/2023

GL CODE	DESCRIPTION	2024 Annual Fee		2024 Monthly fee	
5010	HOA MAINTENANCE & OPERATIONS FEE	\$ 876.00		\$ 73.00	
	HOA RESERVE ASSESSMENT	\$ 444.00		\$ 37.00	
5025	HOA RESERVE CONTRIBUTION	\$ 192.00		\$ 16.00	
		\$ -			
	FULL FEE LOT	\$ 1,512.00		\$ 126.00	
	CONTIGUOUS LOT FEE - billed annually in January	\$ 25.00			
	Full Fee lot plus one Contiguous lot	\$ 1,537.00			

WATER ANNUAL BASE RATE FEES - 2024

GL CODE	DESCRIPTION	2024 Annual Fee		2024 Monthly fee	
5110-700	WATER OPERATIONS FEE	\$ 528.00		\$ 44.00	
5120-700	WATER LOAN FEE	\$ 60.00		\$ 5.00	
	WATER RESERVE ASSESSMENT	\$ 264.00		\$ 22.00	
5125-700	WATER RESERVE CONTRIBUTION	\$ 180.00		\$ 15.00	
		\$ 1,032.00		\$ 86.00	
	WATER BASE RATE PER MONTH [INCLUDES 0 - 700 CU FT PER MONTH]			\$ 86.00	
	TIER 1 [701 - 1,400 CU FT PER MONTH]			\$ 0.03	
	TIER 2 [1,401 - 2,800 CU FT PER MONTH]			\$ 0.05	
	TIER 3 [2,801 CU FT AND ABOVE PER MONTH]			\$ 0.12	
	THERE ARE NO RECREATIONAL OR SEASONAL WATER BASE RATES				

SECTION VII FINE SCHEDULE

NOTE

The fines contained in this Fine Schedule are baseline fines for Major and Minor fines respectively. At the Board's discretion, fines may be waived, all or in part, based on mitigating circumstances presented by the violator(s) during appeal. Repeat of previous violation within 1 year - double the previous amount. *See page 21, Authority to Assess Fines

MAJOR CATEGORY FINES	MINOR CATEGORY FINES
Base Fine - \$400	Base Fine - \$200
Daily Fine \$40 up to \$4,000 Max	Daily Fines \$20 up to \$2,000 Max
MAJOR	MINOR
Set Back/ Easement Encroachment	Fence, hedge, or boundary walls
Unpermitted docks or floats	Signage (see Section V - Sign Paragraph)
Improper handling of septic (incl. gray water)	Unightly property
Cutting or topping trees over 4" in diameter (conifer or deciduous) without permit. See Section III - Tree Paragraph and Section VI, Paragraph 3. Penalties. The same base fine applies to each tree cut or topped .	Debris or items left in the road right-of-way
	Vehicle, boat, trailer , or equipment repairs
	Unpermitted limbing over 15' from the ground
Building without a LCMC permit	Failure to register Renter/Occupant
Commercial Activities	Failure to provide renter/occupant with LCMC Governing Documents (see Section V- Renter/Occup0ant Paragraph)
Unpermitted lot development	Noxious and Offensive Activities
Residing in unapproved structure (See pg. 16)	
Improperly contained environmentally hazardous waste, (solid waste) garbage	
Unpermitted recreational vehicle where permit is required	
Failure to correct road damage resulting from development	
Exterior of structure not completed in 1 year	
Violations categorized as strikes (see page 19)	

PUBLIC WORKS & ROADS / GREENBELTS VIOLATIONS

These are the violations that could incur a fee. When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not taken care of. The administrative fee applies to any violation and covers mail costs, materials and labor involved in processing the violation and associated paperwork.

Unauthorized Debris or items left in the Right-of-Way or Greenbelt that do not qualify for

Failure to correct damage resulting from Right-of-Way or Greenbelt work

Non-compliant culvert installation

Right-of-Way or Greenbelt encroachment

Unauthorized Hydrant use

Unauthorized pavement cutting

Unpermitted work in the Right-of-Way or Greenbelt

towing

SHORT TERM RENTAL - FEES & FINES

The first call and violation received – Written warning.

The second call and violation is a monetary fine. Currently \$250 per violation.

The third call and violation is a monetary fine. Currently \$500 per violation.

Fourth call and violation will result in revocation of the short-term rental permit and license for a 5-year period.

Failure to register an STR is a monetary fine. Currently \$500 per event.

If a violation is upheld by the Board of Directors, there will be a "Strike" administered towards the property. (See AC Three Strike Rule).

\$504 X 5%

RESERVE A: 300