

2026/2027 FEE SCHEDULE
(September 1, 2026 - August 31, 2027)

CAPITAL IMPROVEMENT FEE

Effective September 1, 1997 in accordance with Act 180 of the Uniform Planned Communities Act, paragraph 5302a(12), Bear Creek Lakes Civic Association has imposed a Capital Improvement Fee on the resale or transfer of a unit. This fee will equal:

- For unimproved lots: 50% of the prior year annual assessment plus 50% of any general common assessment for the prior year
- For improved lots: 100% of the prior year annual assessment plus 100% of any general common assessment for the prior year

This fee is due from the purchaser or transferee at the time of the transaction. The Capital Improvement Fee for fiscal year 2026/2027 is \$652.50 on unimproved lots and \$1305 on improved lots.

ANNUAL ASSESSMENT AND LATE FEES

The annual assessment for 2026/2027 is \$1359 and due by October 31. If payment is not received by 10/31, late fees will be added:

- a. 10% late fee if paid after 10/31
- b. 20% late fee if paid after 11/30
- c. 30% late fee if paid after 12/31

CONSTRUCTION FEES

Effective June 1, 2008, there will be an assessment of architectural/aesthetic/landscaping review fee of \$200 for new home construction, \$100 for additions and attached garages, \$50 for decks, alterations and demolitions, \$25 for sheds and fences, \$25 for paving existing driveway, and \$10 for cutting down trees. This fee is the responsibility of the property owner of record.

FINANCIAL SECURITY DEPOSIT

As a condition of approval for a new dwelling, any addition, or a garage, the lot owner shall deposit with BCLCA financial security to secure completion of the project in accordance with the deed covenants and BCLCA Rules and Regulations. In the case of a new home the amount of the financial security shall be \$7,500; in the case of an addition or garage the amount of the financial security shall be \$2,500.

STEWART HALL RENTAL	\$100.00 rental / \$100.00 refundable deposit
BOAT RACK	\$25.00, assigned by lottery
BOAT STICKERS	\$10.00 for each boat
TEMPORARY GUEST BADGES	\$6.00 each for maximum of three days; not issued to renters
REPLACEMENT BADGES	1 st \$25 each, 2 nd \$50 each + \$100 Fine, 3 rd \$50 each + \$200 Fine
REPLACEMENT PLACARDS	1 st \$50 each, 2 nd \$100 each, 3 rd \$100 each
Must return all Badges and Placards. Old # will be Voided. Will receive a New Number.	
RESALE CERTIFICATE	\$250.00 paid for by Seller. An additional \$100 for a 2nd resale certificate or any changes to the 1st resale certificate within 60 days of issuance. After that, it will be original amount of \$250.
MORTGAGE QUESTIONNAIRE	\$50.00 paid by Seller
BCL LICENSE PLATES	\$5.00 each

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