

FEE SCHEDULE

2025/2026

(September 1, 2025 - August 31, 2026)

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 2025/2026 is \$662 on unimproved lots and \$1324 on improved lots.

ANNUAL ASSESSMENT AND LATE FEES

The annual assessment for 2025/2026 is \$1305 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 assessed an 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 \$75.00 rental / \$75.00 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

REPLACEMENT BADGES \$25.00 for each badge for 1st occurrence

REPLACEMENT PLACARDS \$50.00 for each placard for 1st occurrence

RESALE CERTIFICATE \$250.00 paid for by Seller

MORTGAGE QUESTIONNAIRE \$50.00 paid by Seller

BCL LICENSE PLATES \$5.00 each

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