

### 3 CHERRY WAY HOMEOWNERS ASSOCIATION FEES/FINES SCHEDULE

<b><u>ASSESSMENT FEES</u></b>	<b><u>AMT</u></b>	<b><u>DUE DATE</u></b>
Monthly Association Assessment (Annual Termite Fee Included)	\$280.00	1 <sup>st</sup> of each month
Monthly Individual Storage Lot Rental Fee	\$30.00	1 <sup>st</sup> of each month
*****	*****	*****
<b><u>REAL ESTATE FEES</u></b>	<b><u>AMT</u></b>	<b><u>PAYMENT TIMING</u></b>
Property Estoppel Letter from HOA	\$100.00	Within seven (7) business days of request receipt
Electronic copies of HOA governing documents	N/C	Within five (5) business days of request receipt
Printed copies of HOA governing documents, per page double sided	\$0.25	Within ten (10) business days of request receipt
*****	*****	*****
<b><u>RENTAL FEES</u></b>	<b><u>AMT</u></b>	<b><u>FEE TYPE</u></b>
Community Center Resident Rental Fee for Events with Non-member Guests	\$25.00	Non-refundable (Refundable on cancelation)
Community Center Rental Cleaning Fee	\$100.00	Refundable (upon satisfactory inspection after event or cancelation)
*****	*****	*****
<b><u>LATE ASSESSMENT FINES</u></b>	<b><u>DAYS DELINQUENT</u></b>	<b><u>FINE</u></b>
Monthly Association Assessment	10-Days	\$25.00
Monthly Association Assessment	30-Days	18% per annum (1.5% of balance)
Monthly Association Assessment	90-Days	Cost to recover; including account balance, collection agency and legal fees
<b>See 3 Cherry Way Homeowners Association Dues/Assessment Default and Enforcement Procedure</b>		
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Adopted: 05/10/2022  
 Effective: 05/10/2022  
 Revised: 01/01/2026

TR\_2022-002c  
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<u>GOVERNING DOCUMENTS FINES</u>	<u>FINE</u>	<u>REFERENCE</u>
Courtesy Notice	Warning	See 3 Cherry Way Violation Compliance and Enforcement Policy and Procedures
Violation Notice	Warning	See 3 Cherry Way Violation Compliance and Enforcement Policy and Procedures
Final Violation Notice	Warning	3 Cherry Way Violation Compliance and Enforcement Policy and Procedures
Hearing Notice	N/A	3 Cherry Way Violation Compliance and Enforcement Policy and Procedures
Hearing Results Notice	Five (5) business days after hearing; a daily fine of \$25 will be administered ten (10) days after the mailing of this notice , Possible liens against the property and any attorney fees if applicable per N.C. law.	3 Cherry Way Violation Compliance and Enforcement Policy and Procedures

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