



2026 Third Mutual Fee Schedule

DESCRIPTION	2025 FEE	2026 FEE
Chargeable Services		
Additional occupant (Third), per month	\$50	\$50
Carport rental, annual	\$480	\$480
Chargeable services	Varies by labor and materials	
Chargeable services - Permit processing	\$25	\$25
Chargeable services - Service charge	\$25	\$25
Electric charge - Golf cart, annual	\$292	\$292
Electric charge - EV, annual	\$420	\$420
Chargeable services - Missed appointment	\$15	\$15
Chargeable services - Additional smoke detector installation	\$8	\$8
Collections and Lien Enforcement Policy		
Delinquent assessments - Payment plan fee, per month +12% annum	\$25	\$25
Fines, fees and chargeables - Payment plan fee + 12% annum	\$25	\$25
Cost of collections administration	\$500	\$500
Interest charge	12% APR	
Late charge - Assessment, monthly	\$85.51	\$90.95
Late charge - Fees, chargeables, monthly	\$35	\$35
NSF - First check	\$25	\$25
NSF - Subsequent checks	\$35	\$35
Recovery of damages	\$100 - \$1,500	\$100 - \$1,500
Compliance		
Resident violations - Schedule of monetary penalties	Varies	
Third correction charges - Final	Varies	
Vacant manor inspection	\$100	\$100
Vacant manor inspection w/locksmith	\$135	\$135
Laundry Facilities		
Coin-operated laundry - Washer, per load	\$0.50	\$0.50
Coin-operated laundry - Dryer, per 20 minutes	\$0.25	\$0.25



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Lease/Room Rental Authorizations		
Authorization processing	\$170	\$170
Authorization rush	\$100	\$100
Authorization renewal	\$110	\$110
Authorization extension	\$70	\$70
Monthly additional occupancy fee for occupants in excess of two (includes caregivers)	\$50	\$50
Membership Transfer (Resales and Non-Escrow)		
Administrative resale processing	\$400	\$400
Escrow cancellation	\$112	\$112
Resale - First inspection*	\$250	\$250
Resale - Reinspection (if required)*	\$50	\$50
Resale - Final inspection (if required)	\$90	\$90
Non-escrow transfer	\$50	\$50
Alterations: Simple / Standard Components		
Processing Fee	\$50	\$110
Mutual Consent Fee - Based on Value of Alteration		
Less than \$1,500	\$50	\$115
\$1,501 to \$4,000	\$77	\$220
\$4,001 to \$10,000	\$168	\$360
\$10,001 to \$20,000	\$280	\$500
\$20,001 to \$30,000	\$392	\$640
Over \$30,000	\$504	\$890
Above \$30,000	\$700	\$700
Alterations: Miscellaneous Fees		
Exclusive Use Common Area Use Agreement "ECAUA" Fee	\$0	\$50
Correction Notice Reinspection Fee	\$0	\$110
Mutual Consent Reinspection Fee	\$0	\$60
Plan Check Changes Review Fee	\$0	\$80
Pre-Construction Mutual Consent (Asbestos Remediation)	\$50	\$60
Solar Application Fee	\$223	\$250
Unauthorized Alteration Fee	\$300	\$400
Variance Processing Fee	\$150	\$430



Fee Schedule

DESCRIPTION	2025 FEE	2026 FEE
Recordable Exclusive Use of Common Area Revocable License Agreement Legal Preparation Fee	\$750	\$850