

Ocala East Villas, Incorporated

SCHEDULE OF FEES AND FINES

Monthly Utility Fee	\$150 includes water, sewer, trash, office, and common areas.
Non-payment of above	\$25 administration fee + 1.5% per month
Administrative fee	\$500 all administrative duties across all HOA platforms for new homeowners
Estoppel fee	\$250 form required to be paid by seller.
Keycard for Pool/Clubhouse access	\$15 for first key issued to any household. \$50 for "replacement" key or reactivation after violation \$50 reactivation if turned off when HOA is over one month late (no fee if HOA is paid to date by the 3rd business day of the next month)
RV Lot	\$25 for first key - \$50 for "replacement" key \$25 per day - unauthorized vehicle or unauthorized use \$25 non-return of key at termination of contract NOTE: Unauthorized vehicles will be towed at owner's expense
Clubhouse rental	\$100 rental fee + \$100 security deposit, to be refunded in full or in part per inspection after event.
Unauthorized use of Clubhouse or Pool	\$150
Lot/Landscape maintenance	\$25 per occurrence + exact invoiced cost of any required and contracted maintenance
Covenants #5 and #7	
Unauthorized parking	\$25 per month, first occurrence
Covenants #8, #9, #10 and #17	+ exact invoiced cost of any required towing fees
and/or other Covenants Non-compliance	(to be doubled for subsequent occurrence i.e. -
or infraction of Rules & Regulations	\$50 second month OR second occurrence \$100 third month OR third occurrence \$200 fourth month OR fourth occurrence \$400 fifth month OR fifth occurrence

Fees/Fines are **DUE ON THE 1st OF EACH MONTH**. A late fee of \$25 + interest @ 1.5% will apply monthly to any unpaid assessment. A grace period of between 12 to 15 days is provided as a courtesy. Last day to pay is on the last business day preceding the 15th of the month, or on the 15th of the month, whichever is earlier.

NOTE: LAST DATE TO PAY BEFORE INCURRING LATE FEES & INTEREST ARE LISTED IN THE MONTHLY NEWSLETTER

EXAMPLE	Month 1	\$ 150.00 monthly utility fee
		\$ 2.25 interest (150*1.5%)
		\$ 25.00 administrative fee = \$177.25 due as of the 16th of the month
	Month 2	\$ 150.00 monthly utility fee
		\$ 177.25 previous balance
		\$ 4.91 interest (327.25*1.5%)
		\$ 25.00 administrative fee = \$357.16 due as of the 16th of the month

When an account becomes 2 consecutive due dates delinquent, a letter is mailed to the owner informing them that payment is due within 30 days from the date of letter, or their account will be submitted to our collection's attorney.

effective as of January 1, 2024