

LAKE MONTICELLO OWNERS' ASSOCIATION
Dues, Assessments and Amenity Fees - Comparisons 2008 to 2009
All fees are effective January 1, 2009

Description	2008	2009	Change	% Change
PROPERTY OWNERS' DUES AND FEES				
Annual Dues:				
Numbered Residential Lot Owners	454.75	468.00	13.25	2.91%
Marina Point Unit Owners	454.75	468.00	13.25	2.91%
Improved Property Fees				
Recycling, Trash and Snow Removal	150.00	150.00	-	0.00%
Annual Tenant Fee	454.75	468.00	13.25	2.91%
Tenant Registration Fee	38.00	40.00	2.00	5.26%
Property Transfer Fee	650.00	650.00	-	0.00%

ASSOCIATE MEMBERSHIPS

Social Associate Annual Membership	495.00	495.00	-	0.00%
Tenant Associate Annual Membership	80.00	85.00	5.00	6.25%

MAILBOXES

New Installation (post, cubby, box, numbers, labor)	100.00	100.00	-	0.00%
Replacement Box, Installed (box, numbers, labor)	32.00	35.00	3.00	9.38%
Replacement Box (box, numbers)	20.00	25.00	5.00	25.00%

BARCODES

Resident Access Device, per vehicle	30.00	40.00	10.00	33.33%
Commercial Access Device	85.00	100.00	15.00	17.65%
Guest Access Device (annual)	30.00	35.00	5.00	16.67%

NOTE: There is a \$30.00 deposit for a Temporary Access Device. If a Temporary Access Device is not returned, there is a \$50.00 charge.

ENVIRONMENTAL CONTROL COMMITTEE FEES

New Home Construction (one time, for road reserves)	1,294.00	1,369.00	75.00	5.80%
Owner's Deposit for all new construction	1,000.00	1,000.00	-	0.00%
House and other structures contained in one submission	200.00	225.00	25.00	12.50%

NOTE: Covenant and Restrictions limit fee to \$30.00 in Section 1.

Minor Miscellaneous Construction: sheds, fences, shore walls, docks, boat lifts, driveway paving, decks, patios, gazebos, exterior alterations (e.g. chimneys, walls), etc.	50.00	55.00	5.00	10.00%
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NOTE: Fees are not cumulative (e.g. \$55.00 covers one or more items submitted together.)

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ECC Fees cont'd				
Major Home Renovation Fee (for road reserves): <i>to be defined by ECC</i>	-	500.00	500.00	100.00%
Major Miscellaneous Construction: Attached and detached garages, carports, room additions, sun rooms, screen porches, in-ground pools, etc. NOTE: Fees are not cumulative (e.g. \$150.00 covers one or more items submitted together.)	100.00	150.00	50.00	50.00%
Dredging (requires special application)	50.00	50.00	-	0.00%
Mechanical Dredging Deposit	500.00	500.00	-	0.00%
Reinspection (per visit) when structure not ready for scheduled final inspection	40.00	45.00	5.00	12.50%
Removal of live trees over 4 inches in diameter; additional driveway/parking area; roof color changes; house color changes; other misc. items	10.00	15.00	5.00	50.00%
POA Disclosure Packet	85.00	100.00	15.00	17.65%
POA Disclosure Packet Update	30.00	50.00	20.00	66.67%
POOL FEES				
Seasonal fees - Property Owners and Associates				
Seasonal - Family	265.00	285.00	20.00	7.55%
Seasonal Individual (21 years and older)	130.00	140.00	10.00	7.69%
Seasonal Individual (10 years to 20 years)	80.00	100.00	20.00	25.00%
Seasonal - Individual (3 years to 9 years, accompanied by adult application)	70.00	75.00	5.00	7.14%
Seasonal - Individual (2 years and younger, accompanied by adult application)	No Fee	No Fee	-	0.00%
Daily Fees				
Property Owners, Associates and Guests	5.00	6.00	1.00	20.00%
Individual (2 years and younger)	No Fee	No Fee	-	0.00%
Trip Book - 20 Admissions	75.00	80.00	5.00	6.67%
Facility Rental:				
** Included for first 25 persons; \$15.00/hr 2009 additional for each additional 25 persons.				
Lifeguards (REQUIRED)				
Per Hour (1 hour minimum)	65.00	80.00	15.00	23.08%
Groups, Clubs, Lessons	n/a	contract		

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<u>TENNIS FEES</u>				
Ashlawn Courts - Property Owners and Associates				
Annual - Individual	60.00	63.00	3.00	5.00%
Annual - Individual with pool membership	40.00	n/a	(40.00)	-100.00%
Groups, Clubs, and Lessons	contract	contract		
Section 5 Courts				
Daily - Individual	No Fee	No Fee	-	0.00%
Groups, Clubs, and Lessons	contract	contract		
<u>MARINA FEES (Available to Property Owners and Tenant Associates only)</u>				
Annual Registration Fee				
Class I - Jon boats, canoes, paddleboats, windsurfers	20.00	27.50	7.50	37.50%
Class II - Sailboats (with motor, use horsepower chart)	35.00	27.50	(7.50)	-21.43%
Class III - Use horsepower chart.				
Horsepower Chart				
1 - 10HP	45.00	50.00	5.00	11.11%
11 - 49HP	70.00	75.00	5.00	7.14%
50 - 99HP	90.00	95.00	5.00	5.56%
100 - 149HP	125.00	132.00	7.00	5.60%
150 - 199HP	155.00	165.00	10.00	6.45%
200 - 249HP	195.00	235.00	40.00	20.51%
250HP, Plus	330.00	430.00	100.00	30.30%
NOTE: Boats must be registered to be eligible for storage or slips; Tenant Associates are not eligible for slip rental.				
Storage Fees - Classes II and III				
Annual Slip Rental (Classes II & III) - Small	330.00	350.00	20.00	6.06%
Annual Slip Rental (Classes II & III) - Large	355.00	375.00	20.00	5.63%
Seasonal Summer Dry Storage (Classes II & III) - Small	80.00	85.00	5.00	6.25%
Seasonal Summer Dry Storage (Classes II & III) - Large	100.00	106.00	6.00	6.00%
Winter Storage Only: (November - April) - Small	80.00	85.00	5.00	6.25%
Winter Storage Only: (November - April) - Large	100.00	106.00	6.00	6.00%
Storage Fees - Class I and Trailers				
Annual Storage (Class 1 only)	45.00	48.00	3.00	6.67%
Annual Boat Trailer Storage	45.00	48.00	3.00	6.67%

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<u>GOLF FEES</u>				
Annual Golf Memberships (members, Tenant Associates and Social Associates)				
Family Plan (2 members)	1,980.00	2,178.00	198.00	10.00%
* Family Plan with Annual Cart (limit 2)	4,180.00	4,378.00	198.00	4.74%
18 Hole Membership	1,100.00	1,210.00	110.00	10.00%
* 18 Holes with Annual Cart	2,200.00	2,310.00	110.00	5.00%
9 Hole Membership	660.00	726.00	66.00	10.00%
* 9 Holes with Annual Cart	1,210.00	1,276.00	66.00	5.45%
Twilight/Weekend	825.00	907.50	82.50	10.00%
* Twilight/Weekend with Annual Cart	1,925.00	2,007.50	82.50	4.29%
Junior (23 & Under with tax dependency) after 12 Noon	176.00	176.00	-	0.00%
Associate Golf Membership	1,265.00	1,391.50	126.50	10.00%
Associate Plan with Annual Cart	2,420.00	2,546.50	126.50	5.23%
Associate family Plan	2,200.00	2,420.00	220.00	10.00%
Associate Family Plan with Annual Cart	4,510.00	4,730.00	220.00	4.88%
Associate Junior (with Parent Associate)	176.00	176.00	-	0.00%

*Bundled fees include cart and Virginia Sales Tax

Monthly Installment Plans - Monthly billing is available to members at an additional \$50.00 per year charge.

NOTE: Annual fees do not cover play in tournaments with an entrance fee that includes greens/carts.

Property Owner Daily Fees (Members, Tenant Associates, Social Associates, and Guests of Contract Holders)

Weekdays:

Greens Fee - 18 Holes	27.50	28.50	1.00	3.64%
Greens Fee - 18 Holes with Cart	45.00	46.00	1.00	2.22%
Greens Fee - 9 Holes	16.50	17.50	1.00	6.06%
Greens Fee - 9 Holes with Cart	26.50	27.50	1.00	3.77%
Juniors - 18 Holes (18 & under)	11.00	11.00	-	0.00%
Juniors - 9 Holes (18 & under)	7.50	7.50	-	0.00%

Weekends/Holidays:

Greens Fee - 18 Holes	28.00	29.00	1.00	3.57%
Greens Fee - 18 Holes with Cart	45.50	46.50	1.00	2.20%
Greens Fee - 9 Holes	17.00	18.00	1.00	5.88%
Greens Fee - 9 Holes with Cart	27.00	28.00	1.00	3.70%
Juniors - 18 Holes (18 & under)	11.00	11.00	-	0.00%
Juniors - 9 Holes (18 & under)	7.50	7.50	-	0.00%

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<u>GOLF FEES</u>, continued				
Twilight Daily Fees 2:00 PM - Closing - Weekdays				
Greens Fee - 18 Holes	20.00	21.00	1.00	5.00%
Greens Fee - 9 Holes	11.00	12.00	1.00	9.09%
Twilight Daily Fees 2:00 PM - Closing - Weekends/Holidays				
Greens Fee - 18 Holes	21.00	22.00	1.00	4.76%
Greens Fee - 9 Holes	12.00	13.00	1.00	8.33%
 General Public Daily Fees				
Weekdays:				
Greens Fee - 18 Holes	30.00	31.00	1.00	3.33%
Greens Fee - 18 Holes with Cart	49.00	50.00	1.00	2.04%
Greens Fee - 9 Holes	18.00	19.00	1.00	5.56%
Greens Fee - 9 Holes with Cart	29.00	30.00	1.00	3.45%
Juniors - 18 Holes (18 & under)	12.00	12.00	-	0.00%
Juniors - 9 Holes (18 & under)	8.25	8.25	-	0.00%
* VSGA - 18 Holes with Cart	25.00	25.00	-	0.00%
Weekends/Holidays:				
Greens Fee - 18 Holes	31.00	32.00	1.00	3.23%
Greens Fee - 18 Holes with Cart	50.00	51.00	1.00	2.00%
Greens Fee - 9 Holes	19.00	20.00	1.00	5.26%
Greens Fee - 9 Holes with Cart	30.00	31.00	1.00	3.33%
Juniors - 18 Holes (18 & under)	12.00	12.00	-	0.00%
Juniors - 9 Holes (18 & under)	8.25	8.25	-	0.00%
* VSGA - 18 Holes with Cart	25.00	25.00	-	0.00%
Twilight Daily Fees 2:00 PM - Closing - Weekdays:				
Greens Fee - 18 Holes	22.00	23.00	1.00	4.55%
Greens Fee - 9 Holes	12.00	13.00	1.00	8.33%
Twilight Daily Fees 2:00 PM - Closing - Weekends/Holidays:				
Greens Fee - 18 Holes	23.00	24.00	1.00	4.35%
Greens Fee - 9 Holes	13.00	14.00	1.00	7.69%
Daily Cart (includes sales tax)				
Property Owner 18 Holes (per person)	17.50	17.50	-	0.00%
Property Owner 9 Holes (per person)	10.00	10.00	-	0.00%
Guest 18 Holes (per person)	19.00	19.00	-	0.00%
Guest 9 Holes (per person)	11.00	11.00	-	0.00%

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<u>GOLF FEES</u>, continued				
Range Fees				
Daily - One Bag	3.00	3.00	-	0.00%
Daily - Two Bags	4.50	4.50	-	0.00%
Individual Yearly Range Ball Plan	180.00	220.00	40.00	22.22%
Couple Yearly Range Ball Plan	300.00	330.00	30.00	10.00%
Handicap Fee	27.00	27.00	-	0.00%
Locker Rental (includes sales tax)	71.50	71.50	-	0.00%
Full Course Rental (some variations apply)				

NOTE: The General Manager is authorized to offer special rates at any amenity should it be deemed necessary

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2009 GOLF COURSE TOURNAMENT/OUTING FEES
GENERAL GUIDELINES

1. Considerations

- 1.1. Portion of day (full day/partial day)
- 1.2. Day of week (work week day/weekend day)
- 1.3. Number of playing participants (relatively few/many)
- 1.4. Involvement with Food Services (Eagles Nest)

2. Fees/Conditions

2008

2009

Change

Full Day

Full day, Sunday-Saturday, any number of playing participants (max. 144 – 36 foursomes), up to 56 golf carts included, Eagles Nest food service:

	\$6,000	\$6,000	0.00	0.0%
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Partial Day

Partial day, Sunday-Saturday, any number of playing participants (max. 144 – 36 foursomes), up to 56 golf carts included, Eagles Nest food service:

	AM	\$3,500	\$3,500	0.00	0.00%
	PM	\$3,000	\$3,000	0.00	0.00%

3. Notes

- 3.1 The General Manager will negotiate or approve all final understandings.
- 3.2 Golf Course availability and LMOA catered food services are subject to the usual approvals and approval procedures.
- 3.3 The fees/conditions set forth above are subject to change.

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FACILITY RENTAL FEES

The following are member-only rates;

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(Rates are <i>per hour</i> , 4 hours or less); 1 hour minimum			
<u>Clubhouse</u>	1 st Hour	Add'l Hrs, each	
Faulconer Room	\$100.00	\$60.00	-0-
Terrace Room	\$65.00	\$35.00	-0-
Terrace Game Room	\$50.00	\$20.00	-0-

Eagles Nest Snack Bar

Crofton Room	\$ 50.00	\$20.00	-0-
Second Floor Dining Room	\$ 50.00	\$20.00	-0-
Entire Eagles Nest	\$ 70.00	\$30.00	-0-

Pool

Swimming Pool (seasonal, 1 hour minimum)	\$65.00	\$80.00/hr	n/a	\$15.00/hr
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Discounted Fees for Repetitive Use

(To be eligible for Repetitive Use discounts, facilities must be rented for a 1 hour minimum)

1 – 4 sessions	No discount
5 – 9 sessions	10%
10 – 29 sessions	15%
30 – 49 sessions	25%
50 – up sessions	30%

Note: Discounts will be earned only on the number of sessions per contract.

Private Functions - Beaches, Parks, and other Common Areas (per event); Beach #3 will not be reserved for any function except by LMOA. Youth Team events may be exempt from the fee.

Event fee, applicable to:

Groups of	10 – 24	\$0.00	no reservations
	25 – 49	\$75.00	
	50 – 99	see below	

For groups of 50 or more, a negotiated fee will be determined by LMOA Staff and the user.

Rental Notes

1. Room rentals are based on a 1-hour minimum; room rates for over 4 hours are set by General Manager or designee.
2. Storage space is not provided during or after rental periods.
3. The pool may be rented during the regular operating season (Labor Day to Memorial Day), outside regular hours of operation, for a minimum of 1 hour at the current, published hourly rental rate. Rentals of one hour only must immediately precede or follow regular pool operating hours. Pool rental for groups, clubs, or for lessons will be by contract.
4. Cost of one lifeguard, to cover the first 25 persons, is included in the hourly rental charge for the pool. An additional hourly fee of \$15 per hour will be charged to cover the cost of one lifeguard per each additional 25 persons.
5. Lifeguard fees are NOT discounted.
6. For areas not defined, there is a \$15 set up and break down per hour (minimum) as necessary.