

LAKE MONTICELLO OWNERS' ASSOCIATION
Dues, Assessments and Amenity Fees - Comparisons 2009 to 2010
All fees are effective January 1, 2010
Final

Description	2009	2010	Change	% Change
<u>PROPERTY OWNERS' DUES AND FEES</u>				
Annual Dues:				
Numbered Residential Lot Owners	468.00	598.00	130.00	27.78%
Marina Point Unit Owners	468.00	598.00	130.00	27.78%
Improved Property Fees				
Recycling, Trash and Snow Removal	150.00	150.00	-	0.00%
<i>NOTE: The current waste disposal contract ends May 2009 and the Improved Property Fee may be adjusted based on the negotiated rate for collection and tipping fees.</i>				
Annual Tenant Fee	468.00	598.00	130.00	27.78%
Tenant Registration Fee	40.00	40.00	-	0.00%
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	85.00	90.00	5.00	5.88%

MAILBOXES

New Installation (post, cubby, box, numbers, labor)	100.00	100.00	-	0.00%
Replacement Box, Installed (box, numbers, labor)	35.00	37.00	2.00	5.71%
Replacement Box (box, numbers)	25.00	27.00	2.00	8.00%

BARCODES

Resident Access Device, per vehicle	40.00	40.00	-	0.00%
Commercial Access Device (annual)	100.00	100.00	-	0.00%
Guest Access Device (annual)	35.00	35.00	-	0.00%

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)	1,369.00	1,369.00	-	0.00%
Owner's Deposit for all new construction	1,000.00	1,000.00	-	0.00%
House and other structures contained in one submission	225.00	250.00	25.00	11.11%

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.	55.00	60.00	5.00	9.09%
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NOTE: Fees are not cumulative (e.g. \$60.00 covers one or more items submitted together.)

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<u>ECC Fees cont'd</u>				
Major Home Renovation Fee (for road reserves)	500.00	500.00	-	0.00%
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.)	150.00	150.00	-	0.00%
Dredging (requires special application)	50.00	60.00	10.00	20.00%
Mechanical Dredging Deposit	500.00	500.00	-	0.00%
LMOA Dredging per cubic yard	42.00	42.00	-	0.00%
Reinspection (per visit) when structure not ready for scheduled final inspection	45.00	50.00	5.00	11.11%
Removal of live trees over 4 inches in diameter; additional driveway/parking area; roof color changes; house color changes; other misc. items	15.00	20.00	5.00	33.33%
POA Disclosure Packet	100.00	100.00	-	0.00%
POA Disclosure Packet Update	50.00	50.00	-	0.00%
<u>POOL FEES</u>				
Seasonal fees - Property Owners and Associates				
Seasonal - Family	285.00	285.00	-	0.00%
Seasonal Individual (21 years and older)	140.00	140.00	-	0.00%
Seasonal Individual (10 years to 20 years)	100.00	100.00	-	0.00%
Seasonal - Individual (3 years to 9 years, accompanied by adult application)	75.00	75.00	-	0.00%
Seasonal - Individual (2 years and younger, accompanied by adult application)	No Fee	No Fee	-	0.00%
Daily Fees				
Property Owners, Associates and Guests	6.00	6.00	-	0.00%
Individual (2 years and younger)	No Fee	No Fee	-	0.00%
Trip Book - 20 Admissions				
Short-Term Pass (5 passes)	80.00	80.00	-	0.00%
	-	25.00	25.00	100.00%
Facility Rental:				
** Included for first 25 persons; \$15.00/hr additional for each additional 25 persons.				
Lifeguards (REQUIRED)				
Per Hour (1 hour minimum)	80.00	85.00	5.00	6.25%
Groups, Clubs, Lessons	contract	contract		

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<u>TENNIS FEES</u>				
Ashlawn Courts - Property Owners and Associates				
Annual - Individual	63.00	65.00	2.00	3.17%
Daily - Individual	-	5.00	5.00	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</u> (Available to Property Owners and Tenant Associates only)				
Annual Registration Fee				
Class I - Jon boats, canoes, paddleboats, windsurfers	27.50	30.00	2.50	9.09%
Class II - Sailboats (with motor, use horsepower chart)	27.50	30.00	2.50	9.09%
Class III - Use horsepower chart.				
Horsepower Chart				
1 - 10HP	50.00	55.00	5.00	10.00%
11 - 49HP	75.00	82.00	7.00	9.33%
50 - 99HP	95.00	104.00	9.00	9.47%
100 - 149HP	132.00	145.00	13.00	9.85%
150 - 199HP	165.00	181.00	16.00	9.70%
200 - 249HP	235.00	258.00	23.00	9.79%
250HP, Plus	430.00	470.00	40.00	9.30%
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	350.00	385.00	35.00	10.00%
Annual Slip Rental (Classes II & III) - Large	375.00	410.00	35.00	9.33%
Seasonal Summer Dry Storage (Classes II & III) - Small	85.00	93.00	8.00	9.41%
Seasonal Summer Dry Storage (Classes II & III) - Large	106.00	116.00	10.00	9.43%
Winter Storage Only: (November - April) - Small	85.00	93.00	8.00	9.41%
Winter Storage Only: (November - April) - Large	106.00	116.00	10.00	9.43%
Storage Fees - Class I and Trailers				
Annual Storage/Canoe and Kayak Racks	-	100.00	100.00	100.00%
Annual Storage (Class 1 only)	48.00	53.00	5.00	10.42%
Annual Boat Trailer Storage	48.00	53.00	5.00	10.42%
<u>CAMPGROUND STORAGE</u>	13.50	15.00	1.50	11.11%

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<u>GOLF FEES</u>				
ANNUAL GOLF MEMBERSHIPS (members, Tenant Associates and Social Associates)				
Family Plan (2 members)	2,178.00	2,396.00	218.00	10.01%
* Family Plan with Annual Cart (limit 2)	4,378.00	4,596.00	218.00	4.98%
18 Hole Membership	1,210.00	1,331.00	121.00	10.00%
* 18 Holes with Annual Cart	2,310.00	2,431.00	121.00	5.24%
9 Hole Membership	726.00	799.00	73.00	10.06%
* 9 Holes with Annual Cart	1,276.00	1,349.00	73.00	5.72%
Twilight/Weekend	907.50	998.25	90.75	10.00%
* Twilight/Weekend with Annual Cart	2,007.50	2,098.25	90.75	4.52%
Junior (23 & Under with tax dependency) after 12 Noon	176.00	194.00	18.00	10.23%
Associate Golf Membership	1,391.50	1,531.00	139.50	10.03%
Associate Plan with Annual Cart	2,546.50	2,686.00	139.50	5.48%
Associate family Plan (2 members)	2,420.00	2,699.00	279.00	11.53%
Associate Family Plan with Annual Cart (limit 2)	4,730.00	5,009.00	279.00	5.90%
Associate Junior (with Parent Associate)	176.00	194.00	18.00	10.23%
*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 <u>not</u> cover play in tournaments with an entrance fee that includes greens/carts.				
PROPERTY OWNER (Members, Tenant Associates, Social Associates, Guests of Contract Holders, and Chamber Associates)				
Daily Fees				
Greens Fee - 18 Holes	28.50	28.50	-	0.00%
Greens Fee - 18 Holes with Cart	46.00	46.00	-	0.00%
Greens Fee - 9 Holes	17.50	17.50	-	0.00%
Greens Fee - 9 Holes with Cart	27.50	27.50	-	0.00%
Juniors - 18 Holes (18 & under)	11.00	11.00	-	0.00%
Juniors - 9 Holes (18 & under)	7.50	7.50	-	0.00%
Twilight Daily Fees 2:00 PM - Closing				
Greens Fee - 18 Holes	21.00	21.00	-	0.00%
Greens Fee - 9 Holes	12.00	12.00	-	0.00%
GENERAL PUBLIC				
Daily Fees				
Greens Fee - 18 Holes	31.00	31.00	-	0.00%
Greens Fee - 18 Holes with Cart	50.00	50.00	-	0.00%
Greens Fee - 9 Holes	19.00	19.00	-	0.00%
Greens Fee - 9 Holes with Cart	30.00	30.00	-	0.00%
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%

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Twilight Daily Fees 2:00 PM - Closing				
Greens Fee - 18 Holes	23.00	23.00	-	0.00%
Greens Fee - 9 Holes	13.00	13.00	-	0.00%
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%
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	220.00	220.00	-	0.00%
Couple Yearly Range Ball Plan	330.00	330.00	-	0.00%
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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2010 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

2. Fees/Conditions

Full and Partial Day Course Rental include Range Balls for each player and Professional Services including printed scorecards, cart signs and tournament scoring.

<u>Full Day</u>	<u>2009</u>	<u>2010</u>	<u>Change</u>	<u>% Change</u>
Full day, Sunday-Saturday, any number of playing participants (max. 144 – 36 foursomes), up to 56 golf carts included, food service:	\$6,000	\$6,000	0.00	0.00%

Partial Day

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

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

3. Other Outings – After 1:30 PM

12 – 24 Players, per player	36.50
25 – 36 Players, per player	31.50
37 – 48 Players, per player	26.50
49 – 60 Players, per player	25.00
Over 61 Players – Use Full Course Rental Fees	

4. Other Services for Outings

Range Balls, per player	2.50
Professional Services, per player (printed scorecards, cart signs, tournament scoring)	2.50

5. Notes

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

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FACILITY RENTAL FEES

The following are member-only rates:

	2010		Change
	1 st Hour	Add'l Hrs, each	
(Rates are <i>per hour</i> , 4 hours or less); 1 hour minimum			
<u>Clubhouse</u>			
Faulconer Room	\$100.00	\$60.00	-0-
Terrace Room	\$65.00	\$35.00	-0-
Terrace Game Room	\$50.00	\$20.00	-0-

Pool

Swimming Pool (seasonal, 1 hour minimum)	n/a	\$80.00/hr	-0-
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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 completed 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.