LAKE ROCKPORT ESTATES PROPERTY OWNERS ASSOCIATION
A Non-Profit Corporation
100 Rockport Blvd., Coalville, Utah 84017
www.lakerockportestates.com I lakerockportestatesHOA@seattoski.com I LREBOT@googlegroups.com

ASSESSMENT SCHEDULE (Effective October 21, 2026)
Adopted by the Board of Trustees
Subject to Change (Notice will be given to Membership and Posted on Website)

Building and Site Improvement	
Architectural Review of Engineering Plans	$250.00
Review of Engineering Plans or Additional Items (if required)	Cost Incurred by POA for 3rd Party Engineer
New Water Meter Connection Fee (includes meter cost, water system impact fees, and administrative fees)	$4,000.00
New Water Meter Installation Fee	Actual Cost Incurred by POA
New Building with Road Impact Fee (Homes and/or Garages over 4,000 square feet separately will be charged an additional $4/sq ft).	$4,000.00
Refundable After Inspection (if no damage found)	10%
Additions/Major Remodel Fee with Road Impact Fee: (Additions resulting over 4,000 square feet of living space will be charged an additional $4/sq ft).	$2,500.00
Refundable After Inspection (if no damage found)	10%
Utility/Road Damage Fee/Road Crossing Fees	Actual Cost Incurred by POA
Miscellaneous Assessments	
Resumption of Services Paid by Owner	Full Cost Incurred by POA Contractor (Typically $50.00)
Backflow Inspections	Actual Cost Incurred by POA
Water Rates	.0424 per gallon ($4.24 per 1,000 gallons)
Water Meter Lockout Fee	$100.00
Mailbox Use Assessment (one-time fee)	$150.00
Package Shed Program (optional) (Maintenace, Replacement, Camera, and Security.)	One Time Fee of $100 Plus Annual Fee of $25
Gate Access (app access, RFID tags, etc.)	Actual Cost Incurred by POA
Property Management Administration Fees (i.e., copying, printing, administrative duties performed for members, etc. Costs applied to member account.)	Actual Cost Incurred by POA (will be passed to member's account.)
Any Payment Processing Fees (fees for payment via E-Check, credit card, debit card, bill pay paments)	Actual Cost Incurred by POA
Records Request Fees	Fee schedule noted per state law
Penalty Assessments	
POA Accounts Past Due (Assessed on March 1st)	$150.00
Monthly Interest on POA Amounts Past Due (Assessed on April 1st)	1.5% per month
Lien and/or Foreclosure Fees: (Assessed on July 1st or as incurred)	Actual Costs Incurred by POA (collection fees, property management company fees)
All attorney fees, collections cost, filing fees, and court costs associated	Actual Costs Incurred by POA (attorney fees, court costs)
Assignment Assessment (Assessed on July 1st of when balance is past 180 days)	100% of balance owed
Violation Assessments (Non-Compliance and Construction Violation Assessments)	
Non-Compliance after 30 days	$50.00 every 10 days + administrative fees
Non-Compliance after 60 days	$250.00 every 10 days + administrative fees
Non-Compliance after 90 days	$500.00 every 10 days + administrative fees
Non-Compliance after 120 days	$1000.00 every 10 days + administrative fees
Non-Compliance after 7 months will be sent for lien and/or court proceedings	100% of cost incurred + administrative fees
Road Damage Caused by Construction Equipment	Full Cost Incurred to Fix Road Damage by Road Construction Company
Winter Road Restriction (No vehicle over 18,000 GVWR on Roads November 1 - March 31 of each year, as permitted by weather, and notification from LREBOT)	Full Cost Incurred to Fix Road Damage by Road Construction Company
Water Usage in Excess of 1,500 gallons in a 30 day period during Stage 4 Restrictions per LRE Drought Response Plan	$0.50 per gallon

NOTE: All Theft of Water will be punished in accordance to Utah State Law.
Costs incurred by POA are pass-through costs and are subject to change.
State, County, or City health, safety, and welfare vehicles are exempt from assessment schedule.
ANY exception MUST be in writing and must be approved by the board.
If road conditions are icy, muddy, or otherwise unsafe, members or contractors assume the risk of towing trailers or heavy equipment onto the mountain and damage assessments will apply.
****Weight restriction period is from November 1 to March 31 of each year, as permitted by weather, and notification from LREBOT. Any exceptions need to be in writing and approved by the board.**