

Bryant Woods Homeowners Association
2019 Schedule of Dues, Fees and Charges

Homeowner Dues

Dues. 2019 Annual assessment fee \$796 are payable in full by Jan 31. If desired, quarterly installments of \$199 may be paid on or before Jan 31, Apr 30, Jul 31 or Oct 31 without late fee. 5.3% increase over 2018.

Late Fee. 10% per annum interest charge for late payments. No late payment charge if quarterly payments are received by Jan 31, Apr 30, Jul 31 or Oct 31. Late fees calculated based on Jan 31 due date.

Late Payment Service Fee. \$12 once per year to cover cost of service.

Late Payment Lien. At the discretion of the board, a lien on homeowners property may be executed for unpaid dues and fees. Homeowner will be charged for all cost of filing the lien, including, but not limited to, county filing and removal fees, BWHOA fee of \$50 for each filing and removal action, and legal fees, if any.

Pool Charges

Lost Pool Key. \$5.00

Party Reservation. \$60; Cleaning charge, if any, will be billed to resident: minimum \$50

Swim Lessons. Resident \$60/child Non-Resident: \$75/child

Pool Violations. After hour or any violation. \$100 first occurrence; \$500 subsequent occurrences

CC&R Violations and City of Lake Oswego Code Violations

Home Business. Operating a home business that creates a nuisance in the neighborhood. \$200 initial fine + \$50 per day.

Exterior change.

- Failure to obtain approval from the Architectural Committee in writing for exterior changes. \$100 - \$1,000
- Not following plans approved by the Architectural Committee or making changes without permission. \$100 - \$1,000
- Proceeding with exterior modifications that have been disapproved by the Architectural Committee. \$500 - \$1,000, plus cost and legal fees to remedy the violation.

Home Appearance. Disallow by CC&R or Lake Oswego City Ordinance. \$25 initial fine + \$10 per day

- Clutter, disrepair, debris, unsightly appearance.
- Trash and recycling bins not stored out of street view.
- Parking recreational vehicles or storing non-operating vehicles in street view. (see Lake Oswego Ordinances)

Common Area and Public Right of Way.

- Cutting trees on common property. \$200 per diameter inch plus any City penalties, costs to repair damage, replace trees or property, cost to remove material and any legal fees.
- Damaging common property. \$100 plus costs of repair and replacement.
- Dumping or littering on common property or City sidewalks or roads. \$100 plus all costs of repair and removal.
- Leaving dog waste on common property or City sidewalk or roads. \$100 plus cost of removal.
- Signs not allowed by CC&R or City of Lake Oswego Ordinance. \$100 plus cost of removal.

Any other violations of CC&R. \$100 plus cost of enforcement + \$10 per day.