



**The Lakes at Centerra Master Homeowners Association, Inc.
2021 Assessment & Fee Schedule**

Quarterly Assessments	
The Lakes at Centerra Master Homeowners Association (Billed Quarterly) (Master Declaration of CC&Rs, Sections 5.2 and 5.3)	\$150/qtr.
Neighborhood Assessment Wonderland Patio Homes (Billed Quarterly) (Master Declaration of CC&Rs, Section 5.4)	\$255/qtr.
Ownership Transfer Fees	
(DMB Community Life, Inc. Management Contract 2021, unless otherwise stated)	
Builder Sale	
First Home Buyer Transfer Fee; per lot	\$150
High Plains Environmental Center (HPEC) Transfer Fee (Master Declaration of CC&Rs, Section 5.8) (Transfer Fee Agreement dated February 10, 2014)	0.2% of the sale price of each Lot
Capitalization of Association (Master Declaration of CC&Rs, Section 5.17)	½ of the Annual Assessment per Lot
New Member Fee (Master Declaration of CC&Rs, Section 5.7(b))	0.2% of the sale price of each Lot
Upfront Quarterly Assessments Collected at Closing – 1 Quarter (Master Declaration of CC&Rs, Section 5.9(a))	\$150
Resale	
Resale Transfer Fee	\$285
High Plains Environmental Center (HPEC) Transfer Fee (Master Declaration of CC&Rs, Section 5.8) (Transfer Fee Agreement dated February 10, 2014)	0.2% of the sale price of each Lot
New Member Fee (Master Declaration of CC&Rs, Section 5.7(b))	0.2% of the sale price of each Lot
Upfront Quarterly Assessments Collected at Closing – 1 Quarter (Master Declaration of CC&Rs, Section 5.9(a))	\$150
Wonderland Patio Homes Upfront Quarterly Assessments Collected at Closing 1 Quarter	\$255
Builder-to-Builder Transfer	
Builder-to-Builder Transfer Fee; per lot	\$50



Delinquency & Legal Fees	
(C.R.S. §38-33.3-123 and 302(1)(k)) (Master Declaration of CC&Rs, Sections 5.10, 5.11 and 5.12) (Current Collection Policy, Adopted December 14, 2015) (DMB Community Life, Inc. Management Contract 2021, unless otherwise stated)	
Late Fees and Interest (Assessed 30 days after the due date; interest rate of 18% per annum)	\$20
Returned Check Fee	\$20
Demand Letter Fee (Assessed after the 2nd month Delinquent)	\$35
Pre-Lien Letter Fee (Assessed after the 3rd month Delinquent)	\$70
Foreclosure Monitoring Fee	\$75
Legal Counsel Payment Demand Letter	\$150
Record Notice of Lien and notification to Owner of filing of lien	\$185
Delinquency Lawsuit	\$375 & up
Post-Judgment Collection Service	\$200 & up
Other Legal Fees and Costs (As allowed by Colorado law & as set forth in legal counsel's fee schedule)	
Property Setup Fees	
(DMB Community Life, Inc. Management Contract 2021)	
Third-Party Disclosure Fee (homewisedocs.com)	\$25
Lender Documentation Fee	\$100
Resale Rush Fee – 72 hours	\$100
Resale Update Fee – After 30 days	\$50
Fines for Non-Compliance Violations	
(C.R.S. 38-33.3-302(1)(k)) (Master Declaration of CC&Rs, Section 4.3(a(i)) (Enforcement Policy Adopted September 12, 2014)	
First Violation in 12 Month Period	\$25
Second Violation in 12 Month Period	\$50
Third Violation in 12 Month Period	\$100
Residential Modification Fees	
(Master Declaration of CC&Rs, Section 6.2) (Residential Modifications & Design Guidelines, Section 1.6)	
Residential Application	\$0



Residential Modification Fees, continued	
Landscaping or Other Exterior Improvement(s) Bordering a Common Area	\$2,000 Refundable Deposit
Lake Club Facility Rentals	
(The Lake Club Policies, Procedures & Rules for Private Parties)	
The Lake Club (including the kitchen) – 75 people maximum; 2 hours minimum (including set-up & clean-up)	\$35/Hour
The Lake Club + Outdoor Patio with Fireplace – 2 hours minimum	\$35/Hour + \$35
The Lake Club + Outdoor Patio with Firepit – 2 hours minimum	\$35/Hour + \$35
The Lake Club Refundable Security Deposit - Private Resident Use	\$400
The Lake Club Refundable Security Deposit – Business Sponsored Event	\$500
Non-Removal of Any Materials from a Private Resident or Business Event	\$50/day storage fee
Amenity Access Cards (A maximum of 2 Cards per Lot)	
First & Second Card – Supplied as a Courtesy for new Owners	\$0
Replacement Card	\$5/Card