

THE MOUNTAIN OAKS HOMEOWNERS ASSOCIATION
POLICY ON FEES FOR ASSOCIATION SERVICES

Effective Date: 01/21/2017

The following Policy on Fees for Association Services applies to all owners of lots located at Mountain Oaks Subdivision Filing Nos. 1,2,3, & 4 (“Owners”), and is hereby adopted by the Board of Directors of Mountain Oaks Homeowners Association (“MOHA ”):

1. The following are services for which MOHA charges a fee:
 - a. Status Report Request/Title Change fee. This is the fee MOHA charges realtors to provide status on homeowner dues payment when a home sale is closing.
 - b. Records Inspection/Copying fee. MOHA charges homeowners a nominal fee for copies of MOHA records that exceed 10 pages or request access to a sufficient number of historical files that extra MOHA preparation is required. The fee consists of hourly charges for clerical support plus actual costs for copying.
 - c. Annual Services fees. The annual dues provide the bulk of the MOHA operating funds, but services provided to only a portion of the homeowners can be charged separately as a service fee.
 - d. Other fees. Other requests may come up that require unusual or irregular amounts of work on behalf of MOHA. MOHA will notify the requestor of the approximate amount for this work and receive written acknowledgement to proceed prior to fulfilling the request.
2. Use of Fees Charged. Fees charged by MOHA are deposited in the day-to-day operations fund and are not be used to compensate board members for their time. MOHA may compensate non board members on an hourly basis for services needed to help MOHA service requests.
3. Use of MOHA Records. Association records and the information contained within the records shall not be used for commercial purposes. Further, the homeowner listing may not be used for any of the following without consent of the Board:
 - a. To solicit the votes of the homeowners in an election held by the Association.
 - b. For any commercial purpose.
 - c. Sold to or purchased by any person.
4. Supplement to Law. The provisions in this resolution shall be in addition to and in supplement of the terms and provisions of the law of the State of Colorado governing the activities of this Association.
5. Deviations. The board may deviate from the procedures set forth in this Resolution if in its sole discretion such a deviation is reasonable under the circumstances.
6. Amendment. This policy may be amended from time to time by the MOHA Board of Directors.

MOUNTAIN OAKS HOMEOWNERS ASSOCIATION RESPONSIBLE GOVERNANCE POLICIES
Draft Policy on Fees for Association Services

IN WITNESS WHEREOF, the undersigned certify that this Policy on Fees for Association Services was adopted by resolution of the Board of Directors of Mountain View Homeowners Association on this 21st day of January, 2017.

MOUNTAIN OAKS HOMEOWNERS ASSOCIATION
A Colorado nonprofit corporation,

By: Steve Carmichall
President

By: Beverly Collins
Secretary