

Wolf Creek Property Owners Association
Fees, deposits, assessments and late fines
Revised Jan., 2024

ANNUAL MAINTENANCE FEE: Applicable to all members, per lot owned. **\$760** per period, Jan. 1 through Dec. 31. **\$380** per period for those lots not adjacent to Association maintained roads. Invoices are mailed in January, and payments are due within 30 days of mailing.

WATER FEES: Applicable to lots connected to the water system. Water meters are read in April and October and owners billed for the previous six-month period. Payments are due within 30 days of billing. The Base Rate is **\$648/year**, (**\$324/6-months**) which includes up 500 gallons per day average. A per-gallon additional fee will be charged for water in excess of 500 gallons per day average for the prior six months. *Water fees are explained in more detail on the “Water System” page of the WCPOA website.*

WATER HOOK-UP FEE: The fee for new connections to the WCPOA water system is ten times the water base rate per year. The current fee, due in advance, is **\$6480** and requires the permission of the WCPOA Board of Directors. The WCPOA Water and Facilities Manager must oversee the connection. *See the “Water System” page of the WCPOA website for more information.*

BUILDING DEPOSIT FOR NEW CONSTRUCTION: Prior to starting construction for any structure, a **\$3200** building deposit is required. *See the “New Construction” page of the WCPOA website for more information.*

TRANSFER FEE: Upon change of ownership a **\$200** Transfer Fee is to be paid by the seller.

NONPAYMENT OF ASSOCIATION FEES OR ASSESSMENTS: Fees and assessments not paid by the due date are subject to a **\$50** fine for every month the invoice remains unpaid.

For details concerning unpaid fees, liens and CC&R infractions see the WCPOA CC&R’s.