

**2025 RATES, FEES AND FINES SCHEDULE**

	<b>2025</b>
<b>ADMINISTRATIVE</b>	
Miscellaneous Merchandise	Prices vary
Documentation Fee - New Property Owner	\$500
Documentation Fee - Current Owner or Title Change (no charge to transfer into a trust)	\$150
Quit claim to delete a name on the title	\$0
Proximity Card (Replace Lost)	\$30
Additional Proximity Card (up to 4 per year)	\$250 per card
Guest Pass (per person, per day)	\$5
Copies (Per Page) - no charge unless 50 copies or more, \$0.10 per page	\$0
Color Copies (Per Page)	\$0.50
	\$4 per page (18"x24")
	\$5 per page (24" x 36")
Fax (Per Page) - no charge unless 50 pages or more, \$0.10 per page	\$0
Assessment Letter	\$75
PUD Forms (Per Page or Document Requested)	\$100
Temporary vehicle pass (not to exceed 7 days) (provide special passes for facility rental guests at no charge)	\$0
Temporary annual vehicle pass	\$0
Document Retrieval Fee	\$50/hr
NSF Fee (non-sufficient funds for returned checks)	\$35
Lien Fee	\$900
Annual Meeting Booth	Varies, min \$200 (after discount)
Key Retention (Annual Fee)	\$60
TV, furniture disposal fee	\$40
Credit card surcharge	Rate varies (based on processor), for payments over \$500
Septic maintenance program (per 3-year cycle)	\$30
Realtor Kiosk	\$75
Social Event Cancellation Fee	\$5 per reservation
<b>SECURITY</b>	
Heat Light Program (Annual Fee)	\$45
Alarm Program (Annual Fee)	\$45
Security Fee/Home Monitoring	\$35
2nd False Alarm	\$50
3rd False Alarm	\$100
<b>OWNER SERVICES</b>	
GTA Maintenance Services - per hour	
Satellite Management Fee	3% increase (varies)
Satellite Maintenance Services	\$62
Satellite Staining Services - per hour	\$62
Satellite rotted siding replacement - per hour	\$62

Property Owner Maintenance Services - Per Hour	
Carpentry/Electrical/Small-scale Plumbing	\$69
Handyman	\$66
Landscaping/Staining & Painting	\$62
Minimum Rate	\$60
Premium Service Surcharge	\$30 plus hourly rate
Satellite Pool Services - Per Hour	\$22
Property Owner Snow Contract	Varies
Property Owner Lawn Contract	Varies
<b>FACILITY RENTAL</b>	<b>2025</b>
<b>Property Owner Rates:</b>	
Jansen Conference Room	\$100
Branigar Board Room	\$150
Arts & Crafts Room (economy rate)	\$40
Owners' Club Lounge	\$200
Marina Pavilion	\$500
Marina Lounge	\$200
Social Hall "A"	\$400
Social Hall "B"	\$300
Social Hall "C"	\$300
Social Hall "A, B & C"	\$900
** Same rates charged for Not For Profits	
<b>Rental Agencies in The Territory Rate:</b>	
Owners' Club Lounge	\$300
Marina Pavilion	\$900
Marina Lounge	\$300
Social Hall "A"	\$600
Social Hall "B"	\$500
Social Hall "C"	\$500
Social Hall "A, B & C"	\$1,500
** No discounts for Rental agencies in The Territory	
<b>ARCHITECTURAL REVIEW</b>	
New Construction	Flat fee of \$1,750 for a home up to 2,000 sq ft Additional \$.58 for each sq ft above 2,001-4,000 sq ft Additional \$.75 for each sq ft above 4,001 sq ft
Addition/Garages/Etc.	Up to 500 sq ft - \$290 \$.58 per sq ft above 500 sq ft
Compliance Fee - New Construction	\$2,000
Compliance Fee - Additions over 500 sq. ft.	\$1,000
Extended Construction Fee (per month)	\$175
Decks, patios, porches, pools, etc.	\$125
Architectural Review Fines	Varies
Blueprint Copies	\$5 per page (18"x24")
	\$6 per page (24" x 36")

<b>FINES</b>	
Violation of Association rules and regulations	\$150
Violation of Architectural Guidelines and Review Procedures	Varies
Nuisance disturbance at house (per call within 24 hours after first visit)	up to \$1000
Discharging a firearm (Amount of fine is GM's discretion)	First offense up to \$1,000 Second offense up to \$5,000
Failure to comply with Emergency Directions	\$1,000
Unauthorized use of Member List	\$10,000
Cutting, removal, or trimming of trees on Greenspace (Per Tree)	
2" - 4" tree diameter	\$2,000
4" - 9" tree diameter	\$4,000
9" - 13" tree diameter	\$8,000
13" - 17" tree diameter	\$12,000
17" - 21" tree diameter	\$16,000
Over 21" tree diameter	\$20,000
Unauthorized cutting down/removal of Any Trees on Lots (Per Tree)	
4" - 9" tree diameter	\$2,000
9" - 13" tree diameter	\$4,000
13" - 17" tree diameter	\$6,000
17" - 21" tree diameter	\$8,000
Over 21" tree diameter	\$10,000
Greenspace alteration	\$10/sq ft (minimum of \$100)
<b>MARINA</b>	
In-Water - 6 foot wide or less (Includes Lake Access Fee)	\$450
In-Water - Over 6 foot wide (Includes Lake Access Fee)	\$450
In-Water - Overnight	\$10
Storage Pen	\$300
Brodrecht Storage Area	\$250
Canoe Rack	\$105
Launch or Remove Boat by GTA Staff	\$100
Boat cleaning	\$35
Shrink wrap Pontoon	\$300
Shrink wrap Fishing boat	\$200
Winterize Motor - Pontoon	\$60
Winterize & Store Motor - Fishing Boat	\$60
Lake Access Fee except Canoes and Kayaks	\$100
Lake Access Fee for Canoes and Kayaks	\$40
Lake Maintenance Fee	\$25
Boat Rental - Motor Boat (Per Hour)	\$25
Boat Rental - Pontoon (Per Hour)	\$60
Boat Rental - Single Kayak (Per Hour)	\$20

Boat Rental - Double Kayak (Per Hour)	\$30
Boat Rental - Canoe (Per Hour)	\$20
<b>SHENANDOAH RIDING CENTER</b>	
Boarding - Pasture (public/property owner)	\$400/\$350
Boarding - Stall (public/property owner)	\$700/\$650
Boarding - Overnight stall - boarders	\$25 per night
Boarding - Overnight stall - guests	\$35 per night
Boarder services - Haltering/Catching	\$10
Boarder services - Grooming/Blanketing/Exercise	\$48/hour
Boarder services - Administer meds/supplements	\$.50/day or \$15/month
Trail rides	\$75
Private trail rides	\$100
Specialty rides	Varies
Wagon rides	\$10
Riding lessons	50 per 30 mins.
Lead lines	\$25
Arena rental - exclusive use	Negotiated based on scope of event
Property owners' use of trails	\$0
Trail Membership (includes arenas and round pen) (Non-Property Owner, Non-boarder)	
Daily (Weekdays)	\$15
Daily (Weekend)	\$25
Individual - Annual	\$175
Family - Annual	\$275