Mount Tabor Meadows Homeowners Association, Inc.

Schedule of Fees and Assessments

Effective for Calendar Year 2027

1. Membership Fees (New Members)

1.1. A Membership Fee of $600 is due upon purchase of a property in Mt Tabor Meadows.

1.2. A pro-rated Annual Assessment is also due upon purchase if the annual dues have not already been paid in full.

2. Annual Assessments (Current Members)

2.1. The annual dues are $360 for each property owned in Mt Tabor Meadows, due within 30 days of invoice.

3. Noncompliance Assessments (Article VI, Sections 6 & 7; Va. Code § 55.1-1819)

3.1. **Notice and cure**. The Association will notify the Owner of an alleged violation by postal mail and email as provided in Article VI, Section 6. The notice will state a deadline to correct the violation of not less than 15 days. No assessment will be levied for a violation corrected by that deadline.

3.2. **Hearing**. If the violation remains uncorrected, the Board will schedule a hearing. At least 14 days before the hearing, the Association will hand deliver or send by registered or certified mail, return receipt requested, a notice of hearing stating the assessments and other actions the Association may take. The Owner may attend and be represented by counsel. Within 7 days after the hearing, the result will be delivered to the Owner by the same methods. No Noncompliance Assessment will be levied before the hearing.

3.3. **Amounts**.

3.3.1. **Single offense**: $50 per offense.

3.3.2. **Continuing offense**: $10 per day, beginning on the date stated in the hearing result and continuing until the violation is corrected, not to exceed 90 days ($900 total) for any one offense.

3.4. **Repeat violations**. A recurrence of a previously corrected violation is a new offense, subject to the procedure in 1.1 and 1.2. Charges will not exceed the amounts in 1.3.

3.5. **Collection**. Unpaid Noncompliance Assessments are treated as assessments against the Lot for purposes of the Association's lien under Va. Code § 55.1-1833. No late fee or interest will be applied to Noncompliance Assessments.

3.6. **Legal action**. The Board may seek injunctive or other relief in court. Once an action is filed, no additional charges will accrue, as provided in § 55.1-1819(F).

4. Correction Assessments (Article V, Sections 1& 11; Article VI, Section 7)

4.1. A Correction Assessment applies when the Association, acting under authority granted by the Declaration (including Art. VI §1(d) nuisance abatement, §1(e)(i) lawn maintenance, and §1(g) sign removal), hires a contractor to correct a violation.

4.2. The Correction Assessment equals the actual cost of the remediation. Copies of invoices will be provided to the Owner.

4.3. Before remediation, the Owner will receive notice and an opportunity to correct as provided in 1.1. Before a Correction Assessment is levied, the Owner will receive a hearing as provided in 1.2.