



Pine Creek Ranch, c/o Tax Time, 8857 South 1300 East, Sandy, UT 84094

### FEE SCHEDULE

(Effective 6/2020)

**Annual Dues Assessment:** (paid forward covering July 1<sup>st</sup> to June 30<sup>th</sup>)

Lot - with cabin (100%) .....	\$475.00
Lot - with power or water hydrant (95%).....	\$451.25
Lot - unimproved (includes those with capped curb connection) (75%).....	\$356.25

Annual Dues Assessments are billed the 1<sup>st</sup> part of April and payment is due on or before June 30<sup>th</sup>. In accordance with our CC&R’s Article 8: *Payments not received on time will be charged interest at 18% per annum and the property is subject to a formal lien being placed, (lien fees, administration fees, and any court or attorney fees will be applied in addition to accrued interest).*

**Keys:**

Gate key (each) .....	\$35.00
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Mail check (made out to **Pine Creek Ranch POA**) to Lynda Zobell, Secretary. Any questions call Lynda at (801) 973-8606. Please put your name, mailing address, subdivision, and lot number on correspondence.  
Mailing address: Lynda Zobell, 1351 West 3815 South, Salt Lake City, Utah, 84123

**Water Connections:**

¾” Water stub with meter assembly (see note 1 below) .....	\$2,500.00
Replacement of frozen or damaged water meter (see note 2 below) .....	\$250.00
Excessive water usage (see note 3 below) .....	\$3.26 (per 1,000 gallons over)

1. All water connections must be installed by Pine Creek Ranch (PCR). Payment in full must be received by the Treasurer before any connection will be installed. Please make sure to write on check your subdivision, lot number and that payment is for a water connection. Connections requested after September 30<sup>th</sup> may not be installed until favorable installation conditions occur in the spring. *Fire hydrant or standpipe connections to PCR’s culinary water system are prohibited; PCR’s water system is not rated as a fire protection system.*
2. Lot Owner is responsible to insure prior to each winter that a **dry** 18” fiberglass cube is installed in water meter box in an inverted garbage bag. If water meter freezes and no bag is present the lot owner will be charged \$250.00 for new meter installation.
3. The CC&R’s 6.4 allocates “37,000 gallons annually” to each lot with a paid water connection and permits the Association to assess an additional charge for excessive water use. This fee is subject to change annually.

**New Cabin Construction Building Fee:**

Building Fee .....	\$1500.00
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The Building fee is used to cover costs associated with wear and tear on PCR roads from heavy equipment access such as excavators, dump trucks, concrete trucks, delivery vehicles, contractors, etc. Lot owner is responsible for any damages and repairs must be made to the acceptance of PCR Board of Directors or cost of repairs will be billed to lot owner.

**Common Areas:**

We are limiting the number of people allowed to 50 people or less. Owners must be present either at the site or their cabins. There is a \$50.00 non-refundable fee to use the pavilion/restrooms and a \$250.00 refundable deposit if cleaning and rules are followed. The pavilion, restrooms, or common area – owners must clean up all areas, including restrooms. Please contact Pat Curtis (801) 368-1898 or Donna Gordon (801) 768-9876 for scheduling. They will explain the rules, charges, and reservation form. There is no charge to use the RV pads and they will continue to be at a “first come first serve”, 7-day maximum stay. Your RV **must** be in the site and personally occupied, reservations signs or other items placed at the site will **not** be honored. Owners will need to be present either at the site or their cabins for the entire time the RV pad is being used.

**Equipment Use:**

Backhoe hourly rate .....	\$100.00
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A **one hour** minimum charge (time starts and stops from where equipment is stored). The backhoe can’t be used for heavy work such as cutting in roads, clearing property, digging basements, etc.