

shelter bay community, inc

Fees and Fines Schedule

June 30, 2017

Fees - Administrative

Copy per page (9/21/05)	\$	0.10	per page
Sending Faxes (2/18/09)	\$	1.00	first page
Subsequent Pages	\$	0.50	each with a maximum charge of \$5.00
Keys: Storage Lot (4/17/13)	\$	7.50	replacement of lost key - \$25.00
Boat Launch (8/19/09)	\$	5.00	replacement of lost key - \$20.00
Propane for Picnic Area BBQ (7/18/07)	\$	2.00	
Late Charge	\$	25.00	
NSF Fee	\$	25.00	
Online Bill Pay Convenience Fee (9/21/11)	\$	5.00	Per Transaction
Address List	\$	2.00	
Decal	\$	1.50	each
Maps	\$	2.00	
Gatecards:			
Owners (4/19/06)	\$	5.00	each card - refundable
Renters	\$	25.00	each card - refundable
Non-Resident Marina Tenants	\$	25.00	each card - refundable

Mowing Rules and Regulations An amount to recover expenses, plus 10%

Newsletter Ads (1/1/08)	\$	27.50	/month - Business Cards
	\$	49.50	/month - Quarter Page
	\$	99.00	/month - Half Page
	\$	198.00	/month - Full Page
Discounts		10%	If ad is contracted for 3 consecutive months
		15%	If ad is contracted for 6 consecutive months
		20%	If ad is contracted for 12 consecutive months
		10%	Non Profit Organizations

Marina See Office for Rate Schedule - Set by Shelter Bay Company

Storage Lot (6/17/15)	Monthly Rate	Lot Size/Description
	\$ 10.00	25' Small
	\$ 15.00	25' Regular
	\$ 17.00	25' Big
	\$ 20.00	25' Big w/power
	\$ 21.00	40' Regular
	\$ 25.00	40' Big
	\$ 38.00	40' Regular w/power
	\$ 42.00	40' Big w/power
Security Deposit for Renters		First month's rent plus the amount of one year's rent (11/14/12)

Appeal Filing Deposit (2/1/15) \$ 100.00 Non-Refundable unless the Appellant prevails

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Assessments *(Member Approved 5/20/17)*

Operating Assessment	\$ 756.00	/annually, \$63.00/monthly
Capital/Reserves Assessment	\$ 720.00	/annually, \$60.00/monthly
Supplemental Rent Assessment	varies by lot	per Supplemental Rent Assessment Roll

Fees - Facilities

Clubhouse Rental Fees:	Usage Fee	Security/Damage Deposit <i>(refunded if left in good condition)</i>
25 people or less:	\$ 50.00	\$100 / \$150 if food or beverages are served
26 to 50 people:	\$ 100.00	\$100 / \$250 if food or beverages are served
51 to 100 people:	\$ 150.00	\$100 / \$350 if food or beverages are served
101 to 150 people:	\$ 200.00	\$100 / \$550 if food or beverages are served
Microphone / Sound System	\$ -	\$150.00
Piano	\$ 25.00	\$100.00
Big Screen TV / VCR	\$ 50.00	\$100.00
Power Point Projector <i>(4/16/06)</i>	\$ 50.00	\$100.00

Recreation Tags: <i>(Approved 5/5/12)</i>	\$ 10.00	Seasonal Rec Tag
	\$ 5.00	3-Day Pass Rec Tag

Permit Application/Damage Deposits and Refunds for Construction Projects *(7/1/12, 2/1/15)*

	Deposit	Amount Refundable *
New Construction	\$ 1,000.00	\$ 500.00
Major Remodel	\$ 500.00	\$ 250.00
Minor Remodel (including sheds, gazebos, arbors, and new or replacement lighting)	\$ 100.00	\$ 100.00
Post Construction Site Work (including driveways, walkways, concrete work, grading and drainage)	\$ 400.00	\$ 200.00
New or Replacement Decks	\$ 100.00	\$ 100.00
New or Replacement Fencing	\$ 100.00	\$ 100.00
Propane or Heat Pump Install or Relocate	\$ 100.00	\$ 100.00
Private Dock Repairs - Pier/Float/Piling	\$ 250.00	\$ 250.00
Temporary Living on Boat or Trailer or RV	\$ 100.00	\$ 100.00

* *If the project is not completed within the one year from the date the permit is issued, the deposit is non-refundable.*

Fees - Construction and/or Property Related

Water Meter and Backflow <i>(12/12/00)</i>	\$ 700.00
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Fees - Water & Sewer

Water Base Rate <i>(6/15/16)</i>	\$ 17.00	monthly
Water Consumption Rate <i>(6/21/17)</i>	\$ 0.0190	per cubic foot
Sewer Fee <i>(6/30/09)</i>	\$ 21.00	monthly
Water Disconnect Fee <i>(1/21/09)</i>	\$ 25.00	
Water Reconnect Fee <i>(1/21/09)</i>	\$ 50.00	

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FINES: (Excerpt from Rules and Regulations, Part I - General)

XV. SCHEDULE OF FINES (12/14/16)

15.1 Fines may be levied in combination when necessary due to multiple offenses or violations, i.e. cutting 6 trees in a greenbelt would be 6 offenses or a repeatedly barking dog would be multiple offenses. Any and all such combination of fines shall run concurrently. Fines levied must be paid within seven (7) days of receipt of the fine notification. If not paid by the seventh day, the fine will increase that day and each seven days thereafter, by the amount of the original fine, until the total accumulated fine is paid and it is determined that the violation has been satisfied.

Fines levied are appealable to the Rules Committee within 30 days of notification. If such an appeal is filed and the violation continues and/or the fine remains unpaid, the fine will continue to increase every 7 days until the appeal hearing is held and the Rules Committee makes its determination. If at the time an appeal is filed, the fine is "paid under protest" the fine will cease to accumulate from the date it is paid to the date of the hearing.

The Board of Directors is the only authority that can mitigate or determine compromises on a fine. Failure to pay a fine within sixty (60) days may result in a lien upon the property.

Violations		Each Subsequent Offense	
Protective Covenants	1st Offense		Additional Qualifications
Construction without a Permit	\$100 to \$1000	\$400 to \$1000	Fine is 'up to' depending on severity
Construction on Community Lands	\$ 1,000.00	\$ 1,500.00	Plus cost of Removal
Failure to Maintain Trees, Shrubs or Hedges	\$ 100.00	\$ 200.00	
Unauthorized Cutting of Trees on Lots	\$ 200.00	\$ 400.00	Trees 6"+ diameter at dbh*/4" in SSA**
Unauthorized Cutting of Trees on Community Lands	\$ 1,000.00	\$ 1,500.00	Fine is 'up to' depending on severity
Unauthorized Clearing of Community Lands	\$ 500.00	\$ 1,000.00	Fine is 'up to' depending on severity
Unauthorized Dumping on Community Lands	\$ 100.00	\$ 200.00	Plus cost of Removal
Unkempt Lots / Nuisance & Refuse Violation	\$ 100.00	\$ 200.00	
Use of Firearms/Explosives	\$ 200.00	\$ 400.00	
Pets - barking - loose - failure to clean-up after	\$ 200.00	\$ 400.00	Per incident per animal
Outdoor Fires	\$ 100.00	\$ 200.00	
Rules and Regulations	1st Offense	Each Subsequent Offense	
Damage/Unauthorized Use of Community Lands/Facilities	\$ 500.00	\$ 1,000.00	Plus cost of Remediation
Failure to File Tenant Information Form	\$ 100.00	\$ 200.00	
Failure to Comply with a Stop Work Order	\$ 1,000.00	\$ 2,000.00	
Exterior Lighting Regulations	\$ 100.00	\$ 200.00	
Construction Regulations	\$ 200.00	\$ 400.00	
Littering	\$ 100.00	\$ 200.00	
Solicitation	\$ 100.00	\$ 200.00	
Noise Regulations	\$ 100.00	\$ 200.00	
Sign Regulations	\$ 100.00	\$ 200.00	
Storage Lot Regulations	\$ 100.00	\$ 200.00	
Harbor and Private Dock Regulations	\$ 200.00	\$ 300.00	
Parking on Community Lands	\$ 100.00	\$ 200.00	
Utility Service Regulations	\$ 100.00	\$ 200.00	

* dbh is defined as 'diameter at breast height' and is measure at 5' above ground level

** SSA. A complete definition for SSA (Shoreline and Sensitive Area) is provided in the Lot Committee Guidelines. Unauthorized cutting in an SSA may result in the need to pay mitigation fees to the Swinomish Tribe in addition to the fine.