

**BHMD Heron Lakes Fee Policy & Schedule**

**11/14/2023**

**All fees subject to change**

<b>Violation</b>	<b>1st letter</b>	<b>2nd Letter</b>	<b>3rd Letter</b>	<b>4th letter</b>	<b>Thereafter</b>	<b>Assess</b>
All Covenant/Guideline Violations that are not listed separately below	Warning	Fine Warning	\$25.00	\$50.00	\$50.00	Every 10 days
Architectural Review NOT completed on new Build or existing homes.	\$250.00	\$250	\$250	\$250	\$250.00	Every 10 days
Architectural Review, not Conforming to Request/Approval	Warning	\$25.00	\$100.00	\$200.00	\$200.00	Every 10 days
Completion of Fence or Landscape	\$25.00	\$25.00	\$100.00	\$200.00	\$200.00	Every 10 days
Lot Maintenance (Empty Lot)	\$25.00	\$100.00	\$100.00	\$100.00	\$100.00	Every 10 days
Cover Trash Bin on new builds or remodels	\$25.00	\$100.00	\$250.00	\$250.00	\$250.00	Every 10 days
Late O & M fee (Over and every 30 days)	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Every 10 days
Return check fee/QB return fee	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Each time
Certified Letter Mailing	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Each time
<b>Status letter</b>	\$150.00	\$30.00	\$30.00	\$30.00	\$30.00	First time/each
<b>Property Resale Enhancement fee .35% of sale price Paid by seller &amp; collected at sale or property transfer</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>Each sale/transfer</b>
Non-potable water disreconnection fee	\$85.00	N/A	N/A	N/A	N/A	Each time
Non-potable water reconnection fee	\$85.00	N/A	N/A	N/A	N/A	Each time
Non-potable water irrigation/clock adjustments in tracts	\$85.00	N/A	N/A	N/A	N/A	Hourly
Non-potable water service call: past connection	\$85.00	N/A	N/A	N/A	N/A	Hourly
<b>Heron Lakes Single Family Homes Non-potable water fee</b>	<b>\$420.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>Heron Lakes Townhomes Operations Non-potable water fee</b>	<b>\$150.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>The Rookery Single Family Homes Non-potable water fee</b>	<b>\$420.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>Heron Lakes Single Family Homes Operations Yearly Fee Invoiced Bi-annually</b>	<b>\$1,500.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>Heron Lakes Townhomes Operations Yearly Fee Invoiced Bi-annually</b>	<b>\$1,000.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>The Rookery Single Family Homes Operations Yearly Fee Invoiced Bi-annually</b>	<b>\$7,395.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Yearly</b>
<b>ACC New Build/Construction Deposit</b>	<b>\$2,500.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>One time</b>
<b>ACC New Build/Construction Review Fees</b>	<b>\$800.00</b>	<b>\$500.00 2nd review</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Each review</b>
<b>Exterior Modification Review Fees (Upgrades to exterior of existing Home)</b>	<b>\$500.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Each review</b>
<b>ACC Landscaping Review Fees</b>	<b>\$250.00</b>	<b>\$150.00 2nd review</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Each review</b>
<b>Long -Term Rental Transfer Application Fee</b>	<b>\$100.00</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>Each time</b>
Collection process including all collection fees such as Attorney, management, liens, agent and court costs.						Actual Cost
District work on Covenants & Guidelines due to changes by others, Attorney & Management fees, copy fees with any court costs.						Actual Cost
Repeat violation within 6 months of last letter, starts assess fines again from last letter.						N/A
Violations can affect use of amenities: Clubhouse, Pool, Fitness, other memberships, or discounts						N/A
Please correct the issue to avoid fine's, also call or e-mail the District about the issues if unsure of violation.						N/A
Long -Term Rental Transfer Application Fee: Each time rented out or going back to owners.						N/A

**In-District constituents receive a discount on food (not alcohol) for parties of 8 or less by showing your driver's license. BHMD residents receive a 20% discount.**

