



Dues, Assessments, and Amenity Fees
All fees are effective January 1, 2022

DUES AND FEES

2022

Property Owners' Dues and Fees

Annual Dues:	
Numbered Residential Lot Owners	927.52
Marina Point Unit Owners	927.52
Improved Property Fees	
Recycling, Trash, and Storm Cleanup	236.90
Amenity Use Services Fee for Nonresident Owners with Tenants	927.52
Owner Post Closing Fee	55.00
Tenant Registration Fee	55.00
Property Transfer Fee	800.00
Convenience Fee for credit card payments	5.00

Associate Memberships

Social Associate Annual Membership	950.00
Tenant Associate Annual Membership	100.00

Mailboxes

New Installation (post, cubby, box, numbers, labor)	140.00
Replacement Box, Installed (box, numbers, labor)	55.00
Replacement Box (box, numbers)	40.00
Replacement Cubby	25.00
Service Call Fee (if no replacement was made)	15.00
Relocation of Mailbox	50.00

Extra Toter (one-time cost of toter of \$60)	21.14
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Barcodes

Resident Access Device, per vehicle, initial or additional	10.00
Resident Access Device, per vehicle, annual renewal	10.00
Resident Access Device, replacement	10.00
Commercial Access Device, annual	50.00
Utility Vehicle Access Device, annual	10.00
Guest Access Device, annual	35.00

NOTE: There is a \$30 deposit for a Temporary Access Device. If a Temporary Access Device is not returned, there is a \$50 charge. Deposit = 50.00



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ENVIRONMENTAL CONTROL COMMITTEE FEES

New Home Construction Road Fee	1,607.00
New Home Construction Road Fee for completion of abandoned construction (see PM 13.07)	794.00
Owners' Deposit for all new construction	1,000.00
House and other structures contained in one submission	300.00
NOTE: Covenant and Restrictions limit fee to \$30 in Section 1.	
Minor Miscellaneous Construction: sheds, fences, shore walls, docks, boat lifts, driveway paving, decks, patios, gazebos, exterior alterations (e.g. chimneys, walls), etc.	65.00
NOTE: Fee are not cumulative (e.g. \$65 covers one or more items submitted together)	
Major Home Renovation Fee (for road reserves)	584.00
Major Miscellaneous Construction: Attached and detached garages, carports, room additions, sun rooms, screen porches, in-ground pools, etc.	150.00
Dredging (requires special application)	60.00
Mechanical Dredging Deposit	500.00
Spoils Dirt Delivery	50.00
Reinspection (per visit) when structure not ready for scheduled final inspection	50.00
Removal of live trees over 4 inches in diameter; additional driveway/parking area; roof color changes; house color changes; other misc items	25.00
<i>Effective September 1, 2018</i>	
POA Disclosure Packet - Paper	175.00
POA Disclosure Packet - Electronic	145.00
POA Disclosure Packet Update	55.00
Exterior inspection	115.00
Expedited fee	55.00
Optional hard copy of disclosure packet	25.00
Post closing fee (updating ownership records)	55.00
Additional inspection	115.00



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POOL FEES

Seasonal fees - Property Owners and Associates Only

Family (4 or more dependent family members ages 5 years and older), including Lap Swim	350.00
Individual (5 years and older), including Lap Swim	100.00
Seasonal Resident Guest, including Lap Swim	100.00
Child (less than 5 years old, accompanied by adult application)	No Fee
Lap swim (7am-9am)	40.00

Daily fees

Property Owners, Associates, and Guests	6.00
Children less than 5 years old (must be accompanied by a paying adult)	No Fee
Lap swim (7am-9am)	2.00

Daily fee discounted cards

Trip Card - 10 admissions (no expiration)	50.00
Trip Card - 20 admissions (no expiration)	90.00

Facility rental

1st Hour (1 hour minimum)	100.00
Each Additional Hour	60.00

\$100.00 Refundable Clean Up Deposit

Groups, Clubs, Lessons Contract

The pool may be rented during the regular operating season (Memorial Day to Labor Day).
 The rental time period includes setup and cleanup and is charged in hourly increments only.
 Pool rental for 1 hour must precede or follow regular operating hours.
 Food Service has first right of refusal for all food.

TENNIS/PICKLEBALL FEES

Ashlawn Courts - Property Owners and Associates Only

Annual - Individual	100.00
Annual - Couple	170.00
Daily - Individual	5.00
Groups, Clubs, Lessons	Contract

Non-Member Tennis/Pickleball Associate - Per Person

135.00

Tufton/Lafayette Courts (Section 5)

Daily - Individual	No Fee
Groups, Clubs, Lessons	Contract



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MARINA FEES (Available to Property Owners and Associates only)

All Boat Slip and Canoe/Kayak Rack Fees are due, along with the applicable registration(s) on March 1. On April 1, any slip and/or canoe/kayak rack space will be forfeited, if payment has not been received.

Annual Registration Fee

Class I - Jon boats, canoes, kayaks, paddleboards, paddleboats, sailboats (no motor), windsurfers (examples only, not an inclusive list)	30.00
Class II - Use horsepower chart	

Horsepower chart

1-10 HP	65.00
11-49 HP	100.00
50-99 HP	130.00
100-149 HP	185.00
150-199 HP	230.00
200 and above HP	315.00

NOTE: Boats must be registered to be eligible for storage or slips; Tenant Associates are not eligible for slip rental.

Replacement sticker fee - must be attached to watercraft by Marina representative.	10.00
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Storage fees - Class II and III

Annual Slip Rental	595.00
Annual Canoe/Kayak Rack Space Rental	65.00

NOTE: A \$100 deposit will be collected when someone applies to go on the slip waiting list, and \$60 deposit collected for the canoe/kayak waiting list. The deposit will be applied to rent when a slip or canoe/kayak rack space is assigned; a non-refundable fee of \$30 is charged if a person declines a slip or rack space and asks to go to the bottom of the waiting list. The \$100 or \$60, respectively, is forfeited if someone asks to be removed from the applicable waiting list.

Week Rental (7 days, 6 nights)	77.00
Holiday Weekend Rental (3 days, 2 nights) Memorial Day, Fourth of July and Labor Day as celebrated	77.00
Non-Holiday Weekend Rental (3 days, 2 nights)	52.00
Day Rental (1 night)	15.00

Summer Dry Storage (including empty trailers)	125.00
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Summer campground storage (May - October)	100.00
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Winter Storage Only (November - April)	150.00
Winter Storage at Campground (November - April)	100.00

Storage fees - Class I and Trailers

Annual Storage Class I (rack storage only)	60.00
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Campground storage, per month

Annual camper storage (November - October; must commit to 1 year)	21.00
	200.00



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GOLF FEES

Annual Golf Memberships (Property Owners, Tenant Associates, and Social Associates)

Family Plan (2 Members & Dependent Juniors)	2,400.00
Family Member Add on Per Adult	800.00
Family Member Add on Per Junior	150.00
18 Hole Membership	1,600.00
9 Hole Membership	985.00
Twilight (After 12PM Mon- Fri / All Day Weekends & Holidays)	1,235.00
Twilight (Junior Under 23 With Tax Dependency)/(After 12PM)	250.00
* 18 Hole Cart	1,330.00
* 9 Hole Cart	820.00
* Personal Cart Fee - Trail Fee	850.00
Associate Golf Membership (18 Holes Add on)	100.00

* Bundled fees include Virginia Sales Tax

Monthly Installment Plans - Available to members at an additional \$50 charge

NOTE: Annual fees do not cover play in tournaments with an entrance fee that includes greens/carts.

Property Owner Daily Fees (Property Owners, Tenant Associates, Social Associates, Guests of Contract Holders, and Chamber Associates)

	Weekdays	Weekends & Holidays
Greens Fee - 18 Holes	24.00	29.00
* Greens Fee - 18 Holes with Cart	45.00	50.00
Greens Fee - 9 Holes	19.00	21.00
* Greens Fee - 9 Holes with Cart	32.00	34.00
Juniors - 18 Holes (18 & under)	11.00	11.00
Juniors - 9 Holes (18 & under)	7.50	7.50

Twilight Daily Fees (12pm - Closing)

	Weekdays	Weekends & Holidays
Greens Fee - 18 Holes	19.00	24.00
Greens Fee - 18 Holes With Cart	32.00	37.00
Greens Fee - 9 Holes	16.00	16.00
Greens Fee - 9 Holes With Cart	29.00	29.00

General Public Daily Fees

	Weekdays	Weekends & Holidays
Greens Fee - 18 Holes	36.00	41.00
* Greens Fee - 18 Holes with Cart	59.00	64.00
Greens Fee - 9 Holes	23.00	25.00
* Greens Fee - 9 Holes with Cart	38.00	40.00
Seniors - 18 Holes (Age 60+) Mon-Fri	24.00	
Seniors - 18 Holes With Cart (Age 60+) Mon-Fri	47.00	
Juniors - 18 Holes (18 & under)	11.00	12.00
Juniors - 9 Holes (18 & under)	8.00	8.00
* VSGA - 18 Holes with Cart Mon-Thurs	32.00	

Golf Fees are continued on the next page.



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	2022	
	Weekdays	Weekends & Holidays
Twilight Daily Fees (12pm - Closing)		
Greens Fee - 18 Holes	22.00	27.00
Greens Fee - 18 Holes with Cart	35.00	40.00
Greens Fee - 9 Holes	17.00	17.00
Greens Fee - 9 Holes with Cart	32.00	32.00
Daily Cart Fees (includes sales tax)		
* Property Owner 18 Holes (per person)	21.00	21.00
* Property Owner 9 Holes (per person)	13.00	13.00
* Guest 18 Holes (per person)	23.00	23.00
* Guest 9 Holes (per person)	15.00	15.00
Range Fees		
Daily - Small		5.00
Daily - Large		8.00
Individual Yearly Range Ball Plan		550.00
Individual Yearly Range Ball Plan - with Annual Greens Contract		450.00
Couple Yearly Range Ball Plan - with Annual Greens Contract		550.00
Handicap Fee		34.00
Locker Rental (includes sales tax)		125.00
Full Course Rental (some variations apply)		

NOTE: General Manager is authorized to offer special rates at any amenity should it be deemed necessary

* Bundled fees include Virginia State and Local Sales Tax

Golf Fees are continued on the next page.



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GOLF COURSE TOURNAMENT / OUTING FEES

GENERAL GUIDELINES

1 Considerations

- Portion of day (full day/partial day)
- Day of week (work week day/weekend day)
- Number of playing participants (relatively few/many)
- Lake Monticello Food Service has first right of refusal for all food.

2 Fees/Conditions

Full and Partial Day Course Rental include Range Balls for each player and Professional Services including printed scorecards, cart signs, and tournament scoring.

Full Day

Full day, Sunday-Saturday, any number of playing participants (max 144 - 36 foursomes), up to 56 golf carts included, food service extra

6,000.00

Partial Day

Partial day, Sunday-Saturday, any number of playing participants (max 144 - 36 foursomes), up to 56 golf carts included, food service extra

AM Start

3,600.00

PM Start

3,200.00

3 Other Outings - After 1:30pm

- 36-51 players, per player 48.00
- 52-79 players, per player 40.00
- Over 80 players, use Full Course Rental Fees

4 Other Services for Outings

- Range balls, per player 2.50
- Professional Services, per player (printed scorecards, cart signs, tournament scoring) 2.50

5 Notes

General Manager will negotiate or approve all final understandings.
 Golf Course availability and catered food services are subject to the usual approvals and approval procedures. LMOA Food Services have first right of refusal for all food.
 Fees/conditions set forth above are subject to change.



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FACILITY RENTAL FEES

See "Room Rental Rates 2019" for facilities rental rates.

Private functions - Beaches, Parks, and other Common Areas (per event)

Beach #3 will not be reserved for any function except by LMOA. Youth team events may be exempt from the fee.

Event fee, applicable to groups of:

10-24	No fee, no reservations
25-49	\$75
50-99	Negotiated fee will be determined by LMOA staff and the user

Rental Notes

- 1 Alcohol is prohibited at the beaches, parks, and other common areas.
- 2 Private events (as defined in PM 6.01, III, A) require a contract for use of the space identifying the sponsor and holding LMOA harmless for liability and payment of damages.
- 3 Rental time period includes setup and cleanup.