



**Dues, Assessments, and Amenity Fees**  
 All fees are effective January 1, 2023

**DUES AND FEES**

**2023**

**Property Owners' Dues and Fees**

Annual Dues:

Numbered Residential Lot Owners	955.35
Marina Point Unit Owners	955.35
Improved Property Fees	
Recycling, Trash, and Storm Cleanup	282.90
Amenity Use Services Fee for Nonresident Owners with Tenants	955.35
Owner Post Closing Fee	55.00
Tenant Registration Fee	55.00
Property Transfer Fee	800.00
Convenience Fee for credit card payments	35.00

**Associate Memberships**

Social Associate Annual Membership	995.00
Tenant Associate Annual Membership	125.00

**Mailboxes**

New Installation (post, cubby, box, numbers, labor)	150.00
Replacement Box, Installed (box, numbers, labor)	65.00
Replacement Box (box, numbers)	50.00
Replacement Cubby	35.00
Service Call Fee (if no replacement was made)	25.00
Relocation of Mailbox	65.00

**Extra Total:** (one-time cost of totor of \$60) 21.14

**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. Deposit = 50.00  
 If a Temporary Access Device is not returned, there is a \$50 charge.

**ENVIRONMENTAL CONTROL COMMITTEE FEES**

New Home Construction Road Fee	1,747.00
New Home Construction Road Fee for completion of abandoned construction (see PM 13.07)	863.00
Owners' Deposit for all new construction	1,000.00
House and other structures contained in one submission	350.00
NOTE: Covenant and Restrictions limit fee to \$30 in Section 1.	

Minor Miscellaneous Construction: 75.00  
 sheds, fences, shore walls, docks, boat lifts, driveway paving, decks, patios, gazebos, exterior alterations (e.g. chimneys, walls), etc.

NOTE: Fee are not cumulative (e.g. \$65 covers one or more items submitted together)

Major Home Renovation Fee (for road reserves)	635.00
Major Miscellaneous Construction: Attached and detached garages, carports, room additions, sun rooms, screen porches, in-ground pools, etc.	200.00
Dredging (requires special application)	70.00
Mechanical Dredging Deposit	600.00
Spoils Dirt Delivery	60.00
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
POA Disclosure Packet - Paper	175.00
POA Disclosure Packet - Electronic	145.00
POA Disclosure Packet Update	55.00
Exterior inspection	115.00
Expedited fee	75.00
Optional hard copy of disclosure packet	25.00
Post closing fee (updating ownership records)	55.00
Additional inspection	115.00

**POOL FEES**

**Seasonal fees - Property Owners and Associates Only**

Family (4 or more dependent family members ages 5 years and older), including Lap Swim	400.00
Individual (5 years and older), including Lap Swim	125.00
Seasonal Resident Guest, including Lap Swim	125.00
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)	150.00
Each Additional Hour	75.00
Holiday Rental Rate per hour	TBD
\$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	150.00
Annual - Couple	250.00
Family Rate	400.00
Daily - Individual	5.00
Groups, Clubs, Lessons	Contract

**Non-Member Tennis/Pickleball Associate - Per Person** 185.00

**Tufton/Lafayette Courts (Section 5)**

Daily - Individual	No Fee
Groups, Clubs, Lessons	Contract

**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 - No Motor - Jon boats, canoes, kayaks, paddleboards, sailboats , windsurfer: (examples only, not an inclusive list)	40.00
Class II - Use horsepower chart	

**Horsepower chart**

1-10 HP	75.00
11-49 HP	125.00

50-99 HP	150.00
100-149 HP	200.00
150-199 HP	250.00
200 and above HP	350.00

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

**Storage fees**

Annual Slip Rental	650.00
Annual Canoe/Kayak Rack Space Rental	75.00

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)	Delete
Holiday Weekend Rental (3 days, 2 nights)	Delete
Memorial Day, Fourth of July and Labor Day as celebrated	Delete
Non-Holiday Weekend Rental (3 days, 2 nights)	Delete
Day Rental (1 night)	Delete

Summer Dry Storage (including empty trailers) 200.00

Summer campground storage (May - October) 150.00

Winter Storage Only (November - April) 300.00

Winter Storage at Campground (November - April) 200.00

**Storage fees - Class I and Trailers**

Annual Storage Class I (rack storage only) 75.00

**Campground storage, per month** 40.00

**Annual camper storage (November - October; must commit to 1 year)** 400.00

## 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.

**GOLF FEES**

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

Family Plan (2 Members & Dependent Juniors)	2,550.00
Family Member Add on Per Adult	800.00
Family Member Add on Per Junior	150.00
18 Hole Membership	1,750.00
9 Hole Membership	1,150.00
Twilight (After 12PM Mon- Fri / All Day Weekends & Holidays)	1,400.00
Twilight (Junior Under 23 With Tax Dependency)/(After 12PM)	250.00
* 18 Hole Cart	1,500.00
* 9 Hole Cart	925.00
* Personal Cart Fee - Trail Fee	1,000.00
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**

<b>Contract Holders, and Chamber Associates)</b>	<b>Weekdays</b>	<b>Off Season Dec.1 - March 31</b>	<b>Weekends</b>	<b>Off Season Dec.1 - March 31</b>
Greens Fee - 18 Holes	27.00	24.00	34.00	29.00
* Greens Fee - 18 Holes with Cart	48.00	45.00	53.00	50.00
Greens Fee - 9 Holes	19.00	19.00	21.00	21.00
* Greens Fee - 9 Holes with Cart	35.00	32.00	36.00	34.00
Juniors - 18 Holes (18 & under)	16.00	11.00	16.00	11.00
Juniors - 9 Holes (18 & under)	12.00	7.50	12.00	7.50

**Twilight Daily Fees (12pm - Closing)**

**Off Season Dec.1 - March 31**

**Weekends**

**Off Season Dec.1 - March 31**

	Greens Fee - 18 Holes	23.00	19.00	29.00	24.00
	Greens Fee - 18 Holes With Cart	43.00	40.00	47.00	45.00
	Greens Fee - 9 Holes	16.00	16.00	16.00	16.00
	Greens Fee - 9 Holes With Cart	32.00	29.00	32.00	29.00
<b>General Public Daily Fees</b>			<b>Off Season Dec.1 - March 31</b>	<b>Weekends</b>	<b>Off Season Dec.1 - March 31</b>
	Greens Fee - 18 Holes	41.00	NA	NA	NA
*	Greens Fee - 18 Holes with Cart	64.00	59.00	74.00	68.00
	Greens Fee - 9 Holes	27.00	NA	28.00	NA
*	Greens Fee - 9 Holes with Cart	44.00	38.00	44.00	42.00
	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)	20.00	18.00	24.00	18.00
	Juniors - 9 Holes (18 & under)	16.00	12.00	16.00	12.00
*	VSGA - 18 Holes with Cart Mon-Thurs	35.00	32.00		

Golf Fees are continued on the next page.

<b>Twilight Daily Fees (12pm - Closing)</b>			<b>Off Season Dec.1 - March 31</b>		
	Greens Fee - 18 Holes	27.00	27.00	32.00	NA
	Greens Fee - 18 Holes with Cart	35.00	40.00	55.00	52.00
	Greens Fee - 9 Holes	18.00	17.00	18.00	NA
	Greens Fee - 9 Holes with Cart	33.00	32.00	38.00	34.00

**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 Contract Holder	6.00			
	Daily - Small Non-Member	8.00			
	Daily - Large Contract Holder	9.00			
	Daily - Large Non Member	12.00			
	Individual Yearly Range Ball Plan	625.00			
	Individual Yearly Range Ball Plan - with Annual Greens Contract			525.00	
	Family Yearly Range Ball Plan - with Annual Greens Contract			725.00	

<b>Handicap Fee Member</b>	35.00
<b>Handicap Fee Non Member</b>	45.00
<b>Locker Rental (includes sales tax)</b>	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.

**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**

6,000.00

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

**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

4,000.00

PM Start

3,600.00



**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.