



PROPERTY OWNERS ASSOCIATION

## FEE STRUCTURE

Effective 1/1/2025

Applicable Tax not included in Fees

### ASSOCIATION MAINTENANCE FEES PER MONTH

Improved Lots (Lots with home)	\$141
Unimproved Lot	\$ 68

### TRANSFER FEES

Improved Lot (Lot with home)	\$300
Unimproved Lot	\$100
Contiguous Lots (up to 3) per lot	\$ 50

### ARCHITECTURAL PERMIT FEES

New Home (Includes lot clearing, septic & inspections)	\$2,500
Outbuildings & Other Structures (not attached to home)/Retaining	
Wall/Bulkhead Piers/Docks/Swimming Pools	\$ 250
Attached Garage, Home addition/Remodeling to Existing	
Structure/Driveway/Fence/Decks/Courtyards/Solar Panels	\$ 150
Septic Tank Installation	\$ 75
Permit Required-No Fee:	
Water Well/Rainwater Recovery System/Flag pole	
Penalties	See ACC Guidelines

### LODGING

MIRROR LAKE INN & VILLAS*	Guest Rate	Member Rate
1 Queen	\$100	\$ 80
2 Queen	\$120	\$100
Suite	\$165	\$145
Small Villa	\$155	\$135
Large Villa #29 & 30)	\$175	\$150

\*Price subject to taxes, includes access to all amenities

INDIAN WOODS CAMPGROUND	Guest Rate	Member Rate
RV (Monthly)	\$625	\$470
RV Nightly	\$ 50	\$ 30
Tent Sites	\$ 25	\$ 20

Note: Campground prices includes water, electricity and access to all amenities

### FACILITY RENTALS

		Guest Rate	Member Rate
Campground Pavilion	(hrly)/(daily max)	\$75/\$200	\$50/\$150
Community Center	(hrly)/(daily max)	\$50/\$500	\$25/\$250
Tonkawa Room	(hrly)/(daily max)	\$80/\$800	\$40/\$400
Outdoor Theater	(hrly)/(daily max)	\$50/\$500	\$25/\$250

All pricing includes 1 setup/breakdown on day of rental

Additional fees for multiple setups

\$100.00 Cleaning Deposit Required for each rental

### REGISTRATION FEES

Annual Watercraft Decal / Property Owner**	
Motorized or 14' + length	\$ 20
Non-Motorized of < 14' length	\$ 10
**Max 4 per category per Property Owner	
Watercraft Decal / Guest of Management	
All Watercraft	\$ 25 per stay
ATV/UTV Decal	NO CHARGE

### GOLF FEES

Annual Private Cart Trail Fee	Jan-Jun	Jul-Dec
First Cart	\$250	\$125
Second Cart	\$150	\$ 75
Guest Weekday Greens Fee		\$ 25
Guest Weekend Greens Fee		\$ 35
Cart 9 holes		\$ 18
Cart 18 holes		\$ 32
Driving Range Balls	Small	Large
	\$ 3	\$ 5
Range Pass - 20 Buckets		\$ 60
Annual Range Pass		\$ 155
Clubs per day		\$ 6
Pull Carts per day		\$ 2
Turner/Holland Pavilion		\$ 40

### MISCELLANEOUS FEES

Outdoor Storage	\$ 20/Month
Records Request	See Policy
Copies per page	\$ .25
Fax 1 <sup>st</sup> Page	\$ 2.00
Fax additional page(s)	\$ 1.00
Resale Packet	\$ 250.00
CULVERT INSTALLATION	See Policy

### VIOLATION OF RULES - FINES

- Step 1 - \$ 50 if not resolved in 10 days
  - Step 2 - \$150 continued or repeated violation
  - Step 3 - \$350 30 days after notice of step 2
  - Step 4 - \$750 30 days after notice of step 3
- \$400 fee will be assessed each additional month

**Note: Member Rates Available to** Property Owner "in good standing" (non-delinquent on maintenance fees and no outstanding rules/deed restriction violations). Property Owners not "in good standing" are subject to Guest Rates.