



Heritage Ranch Owners Association

SCHEDULE OF FEES - Effective July 1, 2025

ADMINISTRATIVE & MISCELLANEOUS CHARGES (plus postage if applicable)			
DESCRIPTION	FEE	UNIT	COMMENT
Association Documents <i>**Ordered through www.HomeWiseDocs.com.**</i>	\$ 30.00	Each	Bylaws
	\$ 45.00	Each	CC&R Book
	\$ 20.00	Each	Member Handbook (Rules & Regulations)
Escrow Package: Closing Statement of Fees, Association Documents & Minutes (Required by Civil Code Sec. 4525) <i>**Ordered through www.HomeWiseDocs.com.**</i>	\$ 400.00	Each	Seller Requested Documents to Prospective Purchaser
	\$ 25.00	Each	HomeWiseDocs Service Fee
Fax/Scan/Email Copies	\$ 2.00	Page	Outgoing & Incoming
Gate Remote Controls (Tracts 1063 & 1910, & Holly Drive)	\$ 50.00	Each	Purchase Only
Identification Cards <i>(An individual may have only one card in their name.)</i>	\$ 0.00	Each	First 2 cards per lot.
	\$ 5.00	Each	Pool ID Cards
	\$ 20.00	Each	Additional cards (after 2)
	\$ 40.00	Each	Replacement card
Insufficient Funds/Returned Check Charge	\$ 35.00	Per occurrence	Charged for returned checks and insufficient funds on ACH payments.
Late Charges (Charged on the 16th of each month)	\$ 30.00	Per quarter	Assessment Late Fee
	\$ 15.00	Per Month	Equestrian Paddock & Boat Slip Late Fee
	10%	per Annum	Interest on unpaid assessments (monthly rate is 1/12 of annual rate)
Laundry Fee (All Facilities)	\$ 5.00	Per Load	Washer or Dryer
Membership Contact List (Approval required)	\$ 25.00	Per Individual Tract	Labels not provided.
	\$ 50.00	Full Community	Labels not provided.
New Home Construction Fees	\$ 2,500.00	Each	Non-refundable Fee
	\$ 2,500.00	Each	Refundable upon completion of mandatory inspections. May be forfeit if not completed within required timeline.
	\$ 100.00	Each	Re-inspection, Home Sales or Extension Fee
New Property Owner Transfer Fee	\$ 200.00	Per lot	Paid through escrow
Photocopying <i>**Black & White Only. Color Not Available**</i>	\$ 0.45	Page	Single Sided
	\$ 0.65	Page	Double sided
Tenant Fees	\$ 250.00	Per lot	Non-refundable – per tenant
	\$ 500.00	Per lot	Refundable HROA property damage deposit
Tract 447 Waste Removal Assessment	\$ 63.00	Quarterly	Payable monthly.

AMENITY (EXCLUSIVE) USE FEES

DESCRIPTION	FEE	UNIT	COMMENT
Boat Slip: Long-Term Lease (80 Slips)	\$ 1,100.00	Annually	Annual Fee - <i>Effective 1/1/2025</i>
	\$ 250.00	Per Slip	Refundable security deposit.
	\$ 10.00	Per Day	Guest Usage Fee
Boat Slip: Short Term Rental (20 Slips) **LOTTERY WITHDRAWALS: FORFEIT OF DEPOSIT IF WITHDRAWAL IS AFTER CUT-OFF FOR LOTTERY SUBMISSION**	\$ 75.00	Per week	Tuesday thru Monday
	\$ 250.00	Per 4-week block (28 days)	Peak Season Lottery begins mid-May. Reservation begins Tuesday & end Monday.
	\$ 500.00	Per Slip	Off Season: October to April
	\$ 150.00	Per Slip	Refundable security deposit.
	\$ 100.00	per Month	Per paddock space
Equestrian Center Paddock Lease	\$ 250.00	Per Paddock	Refundable security deposit
	\$ 35.00	Overnight	Guest horse fee
	\$ 25.00	Month	Per show animal/pen
Livestock Center Lease (1 show animal per pen)	\$ 75.00	Day	RV + 1 vehicle permitted
Campground Rental: RV Spaces (Full Hook-ups Available) **CAMPGROUND CANCELLATIONS: LESS THAN 7 DAYS – NO REFUND; 7 DAYS OR MORE -- \$10.00 CANCELLATION FEE**	\$ 525.00	Week	RV + 1 vehicle permitted
	\$ 1,450.00	Month	Off season only (October thru April)
	\$ 25.00	Day	Extra Vehicle
	\$ 45.00	Day	1 vehicles permitted
Campground Rental: Tent Spaces (No Hook-ups Available) **CAMPGROUND CANCELLATIONS: LESS THAN 7 DAYS – NO REFUND; 7 DAYS OR MORE -- \$10.00 CANCELLATION FEE**	\$ 25.00	Day	Extra Vehicle
	\$ 45.00	Day	Daily
Guest Watercraft **EMPTY GUEST WATERCRAFT TRAILERS WILL BE CHARGED THE SAME AS THOSE WITH VESSELS**	\$ 25.00		Additional fee if Boat is not preregistered.
	\$ 15.00	Each	Motorized Vessels
Mussel Inspections (Up to 21 Day Permit)	\$ 15.00	Each	Non-Motorized Vessels
	\$ 45.00	3 Months	1st watercraft
Mussel Inspection Program: Agreement Required **Watercraft must be available at all time for on-site verification. Vessel taken off property without prior notification to HROA will cancel agreement. No carry over, proration, or refunds for cancellation of agreement or loss of use of launch ramp**	\$ 30.00	3 Months	Additional watercraft
	\$ 90.00	6 Months	1st watercraft
	\$ 60.00	6 Months	Additional watercraft
	\$ 165.00	12 Months	1st watercraft
	\$ 110.00	12 Months	Additional watercraft
	\$ 300.00	Per Rental	3 day reservation
Party Dock Rental	\$ 100.00	Per day	Additional day 3-day minimum on weekend
	\$ 150.00	Per Dock	Refundable cleaning & damage deposit
	\$ 50.00	Each	Replacement gate key
	\$ 300.00	Year	New docks prohibited. Transfer of docks restricted.
Recreation Barn Rental	\$ 300.00	24 hours	Initial 24 hour period may span different days.
	\$ 75.00	6 hours	Added time (6 hour increments)
	\$ 500.00	-	Refundable cleaning deposit
	\$ TBD	-	Damages billed at HROA cost
Self-Inspector *Annual deposit, refunded after volunteer hours or forfeit at end of the year.*	\$ 150.00	Seasonal	Waived with 4 volunteer hours