



Heritage Ranch Owners Association

SCHEDULE OF FEES - Effective July 1, 2026

ADMINISTRATIVE & MISCELLANEOUS CHARGES (plus postage if applicable)			
DESCRIPTION	FEE	UNIT	COMMENT
Association Documents <i>**Ordered through https://actionlife.condocerts.com/resale/**</i>	\$ 40.00	Each	Bylaws
	\$ 50.00	Each	CC&R Book
	\$ 30.00	Each	Member Handbook (Rules & Regulations)
Escrow Package: Closing Statement of Fees, Association Documents & Minutes (Required by Civil Code Sec. 4525) <i>**Ordered through https://actionlife.condocerts.com/resale/**</i>	\$ 910.00	Each	Seller Requested Documents to Prospective Purchaser
	\$ 250.00	Each	Action Service Fee
New Property Owner Transfer Fee	\$ 100.00	Per lot	Paid through escrow
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	\$ 50.00	Per occurrence	Charged for returned checks and insufficient funds on ACH payments.
Late Charges (Charged on the 16th of each month)	\$ 10.00	Per month	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)	\$ 2.00	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 the required timeline.
	\$ 100.00	Each	Re-inspection, Home Sales, or Extension Fee
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)	\$ 75.00	Per week	Tuesday through Monday
	\$ 500.00	Per Slip	Off Season: October to April
	\$ 150.00	Per Slip	Refundable security deposit.
Equestrian Center Paddock Lease	\$ 100.00	per Month	Per paddock space
	\$ 250.00	Per Paddock	Refundable security deposit
	\$ 35.00	Overnight	Guest horse fee
Livestock Center Lease (1 show animal per pen)	\$ 25.00	Month	Per show animal/pen
Campground Rental: RV Spaces (Full Hook-ups Available) <i>**CAMPGROUND CANCELLATIONS: LESS THAN 7 DAYS – NO REFUND; 7 DAYS OR MORE -- \$10.00 CANCELLATION FEE**</i>	\$ 75.00	Day	RV + 1 vehicle permitted
	\$ 525.00	Week	RV + 1 vehicle permitted
	\$ 1,450.00	Month	Off-season only (October through April)
	\$ 25.00	Day	Extra Vehicle
Campground Rental: Tent Spaces (No Hook-ups Available) <i>**CAMPGROUND CANCELLATIONS: LESS THAN 7 DAYS – NO REFUND; 7 DAYS OR MORE -- \$10.00 CANCELLATION FEE**</i>	\$ 45.00	Day	1 vehicle permitted
	\$ 25.00	Day	Extra Vehicle
Guest Watercraft <i>**EMPTY GUEST WATERCRAFT TRAILERS WILL BE CHARGED THE SAME AS THOSE WITH VESSELS**</i>	\$ 45.00	Day	Daily
	\$ 25.00		Additional fee if Boat is not preregistered.
Mussel Inspections (Up to 21 Day Permit)	\$ 18.00	Each	Motorized Vessels
	\$ 8.00	Each	Non-Motorized Vessels
Mussel Inspection Program: Agreement Required <i>**Watercraft must be available at all times for on-site verification. Vessel taken off property without prior notification to HROA will cancel the agreement. No carryover, proration, or refunds for cancellation of agreement or loss of use of launch ramp**</i>	\$ 120.00	6 Months	1st watercraft
	\$ 75.00		Additional watercraft
	\$ 200.00	12 Months	1st watercraft
	\$ 110.00		Additional watercraft
Party Dock Rental	\$ 300.00	Per Rental	3-day reservation
	\$ 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
Private Boat Dock	\$ 300.00	Year	New docks are prohibited. Transfer of docks restricted.
Recreation Barn Rental	\$ 300.00	24 hours	The initial 24-hour period may span different days.
	\$ 75.00	6 hours	Added time (<i>6-hour increments</i>)
	\$ 500.00	-	Refundable cleaning deposit
	\$ TBD	-	Damages billed at HROA cost
Self-Inspector Fee	\$ 50.00	Annually	