

Brookside Townhomes Homeowners Association, Inc.

Fee Schedule

Collection-Related Fees

Claim of Lien Preparation Fee **\$ 50.00**

This fee is for the preparation and filing in the official public records a Claim of Lien against a unit owner for failure to pay a monetary obligation owed to the Association.

Satisfaction of Lien Preparation Fee **\$ 50.00**

This fee is for the preparation and filing in the official public records a Satisfaction of Lien to cancel a previously filed Claim of Lien due to payment of a previously owed monetary obligation to the Association.

Statement of Claim Preparation Fee **\$200.00**

This fee, usually associated with a Small Claims action, is for the preparation and filing in the appropriate court a Statement of Claim which details the monetary obligations owed to the Association.

Answer Preparation Fee **\$100.00**

This fee, usually associated with a Foreclosure action, is for the preparation and filing in the appropriate court an Answer to a legal action against a unit owner, brought by a third party, to which the Association was also named as a defendant.

Late Payment Fee **\$ 25.00**

This fee is for the late payment of a monetary obligation owed to the Association by a unit owner.

Other Fees/Fines

Estoppel Preparation Fee **\$ 50.00**

This fee, usually associated with the sale or mortgage/refinance of a unit, is for the preparation and submission of an Estoppel Package, including a Title Company or Attorney HOA Questionnaire, which details any monetary obligations owed to the Association by a unit owner and/or purchaser.

Clean-Up/Disposal Fee **\$ 50.00**

This fee is for cleaning and/or disposal of debris, waste, pet waste, or other items which were not properly deposited into the appropriate receptacle.

Pool/Tennis Court Replacement Key Fee **\$ 25.00**

This fee is for the preparation and provision of a duplicate pool/tennis court key.

Fines **\$Varies**

Fines are charges imposed on a unit owner for the violation by the owner, tenant, or guest of a rule or regulation established by the Board of Directors of the Association. Fines are subject to notice and due process. Fines vary in amount, but cannot exceed \$100 per day per violation, and are subject to a \$1,000 maximum.

NOTE: These fees are exclusive of any actual filing costs, legal costs, professional service costs, mailing costs, or any other third party costs paid by the Association. These costs are the obligation of the owner and are in addition to any fees.

**All fees and fines are subject to the governing documents and/or Florida Statutes:
Covenants – Articles 4 and 7, By-Laws – Article 7
Florida Statutes – 720.305, 720.3085, 720.30851, et. al.**