



Pine Creek Ranch, c/o Tax Time, 8857 South 1300 East, Sandy, UT 84094

FEE SCHEDULE

(Effective June 2023)

Annual Dues Assessment: _____ (paid forward covering July 1st to June 30th)

Lot - with cabin (100%)	\$475.00
Lot - with power or water hydrant (95%).....	\$451.25
Lot - unimproved (includes those with capped curb connection) (75%).....	\$356.25
Water Project Assessment	\$738.00

Annual Dues and Water Project Assessments are billed the 1st part of April and payment is due on or before June 30th. In accordance with our CC&R’s Article 8: *Payments not received on time will be charged interest at 18% per annum and the property is subject to a formal lien being placed, (lien fees, administration fees, and any court or attorney fees will be applied in addition to accrued interest).*

Keys:

Gate key (each)	\$35.00
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Mail check (made out to **Pine Creek Ranch POA**) to Heather Hurst, Secretary. Any questions call Heather at (801) 822-2511. Please put your name, mailing address, subdivision, and lot number on correspondence. Mailing address: Heather Hurst, 1246 S 2600 E, Spanish Fork, Utah, 84660

Water Connections:

¾” Water stub with meter assembly (see note 1 below) (Effective 1/1/2021).....	\$3,750.00
Replacement of frozen or damaged water meter (see note 2 below)	\$250.00
Excessive water usage (see note 3 below)	\$9.10 (per 1,000 gallons over)

1. All water connections must be installed by Pine Creek Ranch (PCR). Payment in full must be received by the Treasurer before any connection will be installed. Please make sure to write on check your subdivision, lot number and that payment is for a water connection. Connections requested after September 30th may not be installed until favorable installation conditions occur in the spring. *Fire hydrant or standpipe connections to PCR’s culinary water system are prohibited; PCR’s water system is not rated as a fire protection system.*
2. Lot Owner is responsible to insure prior to each winter that a **dry** 18” fiberglass cube is installed in water meter box in an inverted garbage bag. If water meter freezes and no bag is present the lot owner will be charged \$250.00 for new meter installation.
3. The CC&R’s 6.4 allocates “37,000 gallons annually” to each lot with a paid water connection and permits the Association to assess an additional charge for excessive water use. This fee is subject to change annually.

New Cabin Construction Building Fee:

Building Fee	\$1500.00
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The Building fee is used to cover costs associated with wear and tear on PCR roads from heavy equipment access such as excavators, dump trucks, concrete trucks, delivery vehicles, contractors, etc. Lot owner is responsible for any damages and repairs must be made to the acceptance of PCR Board of Directors or cost of repairs will be billed to lot owner.

Common Areas:

Every owner is welcome to reserve the pavilion and restrooms for themselves and their families. The owner **must** be present the entire time whether at the site or at their cabin. To rent the pavilion there is a non-refundable fee of \$50.00 for up to 50 people. The

fee will increase to \$100.00 for 51-100 people and requires an extra porta-potty. For each additional 50 people the fee increases another \$50.00 and an additional port-potty is required. Owners must clean up all areas, including restrooms. Please contact Pat Curtis (801) 368-1898 or Donna Gordon (801) 768-9876 for scheduling.

There is no charge to use the RV pads and they will continue to be at a “first come, first serve”, 7-day maximum stay. Your RV **must** be in the site and personally occupied, reservations signs or other items placed at the site will **not** be honored. Owners will need to be present either at the site or their cabins for the entire time the RV pad is being used. There is **no** camping or rv's allowed in the Meadows. Fine \$50.00 a day.