



## **Villages Homeowners' Association, Inc.**

**18271 Singingwood Lane Flint, TX 75762 903-534-9060**

**By action of the VHOA Board of Directors with an affirmative vote on September 15, 2012, and November 17, 2020, has determined the following List of Fees and Charges shall be in effect (and to incorporate provisions of the Texas Property Code, Title 11, Chapters 207, 209) and posted on the VHOA website.**

### **VHOA List of Fees and Charges**

1. Charges for Dues and Assessments are defined in the VHOA Restrictions and By-Laws and their associated Amendments and Clarifications. Contact the VHOA office at 903-534-9060 for current information.
2. Standard Construction Fees are described in Clarification [6], which includes a discount for new-home construction based on years of lot ownership, and a conditional waiver for improvements to existing residences.
3. [N/C] Resale Certificate Fee for providing Subdivision and Account Information, and maintenance of Association's Restrictions, By-Laws and Rules filed at the Smith County, Texas records, and posted onto the VHOA website at [www.vhoaoffice.com](http://www.vhoaoffice.com).
4. \$250 Transfer Fee for change in lot ownership; to change Association's administrative and financial records, including materials and administrative efforts to provide new-member booklets, amenities cards, vehicle stickers, update mail/email lists and to reconcile bookkeeping accounts (including activity history lists, resolution of lien/judgment charges or residual balances for proper distribution of credits and charges to both previous and new owner accounts).
5. \$50 to initiate, file and deliver Liens; and \$50 to release Liens and reconcile accounts.
6. Costs to initiate, file, deliver, monitor and release Personal Judgments will include Administrative and Legal fees as appropriate to each individual case.
7. Costs to initiate and manage Property Foreclosures will include Administrative and Legal fees as appropriate to each individual case.
8. All fees, charges and costs referenced on this list shall be payable to The Villages Homeowners' Association, Inc., at 18271 Singingwood Lane, Flint, TX, 75762.

(end)