

The Legends Homeowners Association
Rule – Fee Schedule Adoption and Disclosure
(Utah Community Association Act)

1. Purpose

The purpose of this Rule is to adopt and disclose a comprehensive schedule of fees and assessments in compliance with Utah Code §§ 57-8a-201(5), where applicable, and 57-8a-217.

This Rule is procedural and informational in nature—it does not create or change any fees. All fees, assessments, fines, interest, and other monetary obligations arise only under applicable law and the Governing Documents.

This Rule is intended to give Owners clear notice of what fees may be charged, how much they may be, and where the authority for each fee comes from.

2. Authority

This Rule is adopted under Utah Code §§ 57-8a-201(5) and 57-8a-217 and the authority granted to the Board by the Declaration and Bylaws.

If there is any conflict, state law controls first, followed by the Declaration, the Bylaws, and then this Rule, as provided in Utah Code § 57-8a-228(5).

3. Statutory Interpretation and Disclosure Approach Under Utah Code § 57-8a-201

3.1. Charges Subject to Fee-Schedule Disclosure

The Association interprets Utah Code § 57-8a-201(5) as requiring adoption and disclosure of a fee schedule for charges that are not already disclosed by statute or by a governing document recorded with the county recorder and that arise only if and when the Board affirmatively chooses to impose them. Charges that arise automatically or mechanically pursuant to statute or a recorded governing document are, in the Association’s view, already disclosed and not subject to the fee-schedule adoption requirement of § 57-8a-201(5).

3.2. Conservative Disclosure

Notwithstanding this interpretation, the Association has elected to disclose in the Fee Schedule certain charges that it believes are not subject to § 57-8a-201(5), including charges arising under recorded governing documents or applicable statutes, in order to promote transparency and avoid confusion. The inclusion of such charges in the Fee Schedule is not intended to concede that they are required to be adopted by rule under § 57-8a-201(5).

3.3. No Expansion or Modification of Board Authority

Nothing in this Rule or the Fee Schedule shall be construed to expand the Association’s authority to impose charges beyond what is authorized by statute or the governing documents, or to characterize any disclosed charge as discretionary if it is not.

4. Definitions

- A. Act.** “Act” means the Utah Community Association Act, Utah Code § 57-8a-101 *et. seq.*, as it may be amended from time to time.
- B. Association.** “Association” means **The Legends Homeowners Association**, a Utah nonprofit corporation, or its successor.
- C. Bylaws.** “Bylaws” means the bylaws of the Association as they may be amended or restated from time to time and as duly recorded in the office of the county recorder of the county in which the Association’s real property is located.
- D. Declaration.** “Declaration” means the declaration of covenants, conditions, and restrictions of the Association as they may be amended or restated from time to time and as duly recorded in the office of the county recorder of the county in which the Association’s real property is located.
- E. Governing Documents.** “Governing Documents” has the meaning given in Utah Code § 57-8a-102(12), as applicable to the Association.
- F. Rule.** “Rule” has the meaning given in Utah Code § 57-8a-102(26), as applicable to the Association.

5. Adoption of Rule and Fee Schedule

The Schedule of Fees attached as **Exhibit A** (the “Fee Schedule”) is hereby adopted as part of this Rule.

The Fee Schedule shows, for each listed item: (a) what the charge is; (b) where the authority for it comes from (applicable law or the Governing Documents); (c) its category; and (d) the amount or how the amount is calculated.

The Fee Schedule is provided for disclosure and transparency only. Listing a fee or assessment in the Fee Schedule does not create authority to charge it, does not change how it is classified, and does not expand lien or collection rights, all of which are governed solely by applicable law and the Governing Documents.

Adoption of this Rule and the Fee Schedule satisfies the procedural requirements of Utah Code § 57-8a-201(5), where applicable, and permits the Association to impose the listed fees prospectively in compliance with that section.

6. Effect of Member Override

This Rule is adopted to satisfy the requirements of Utah Code § 57-8a-201(5). Nothing in this Rule is intended to limit the rights of the members under Utah Code § 57-8a-217(4). Reversal or amendment of this Rule by the members would not eliminate, modify, or restrict any fee or charge authorized by statute or by the Governing Documents, and would not relieve the Association of its ongoing obligation, independent of this Rule, to maintain the Fee Schedule, as defined in Exhibit A, adopted by rule as required by law before imposing any fee subject to Utah Code § 57-8a-201(5).

7. Supersession of Prior Fee Schedules

This Rule and the Fee Schedule adopted hereby are intended to serve as the Association's consolidated and authoritative disclosure of fees for purposes of Utah Code § 57-8a-201(5). Any prior or contemporaneous fee schedules, fine schedules, rate sheets, or similar documents adopted by Rule, resolution, policy, or practice are superseded to the extent they purport to establish, modify, or disclose fee amounts that are inconsistent with or not included in this Fee Schedule.

Nothing in this section is intended to amend or supersede the Declaration, the Bylaws, or applicable law, all of which continue to control in accordance with Utah Code § 57-8a-228.

8. Other Statutorily Authorized Amounts Not Listed

Some charges are authorized or regulated directly by Utah law and apply only in specific situations. These include, for example, amounts due upon the transfer of a lot, amounts payable to third parties, or amounts calculated by formula or by reference to actual cost (such as reinvestment fees, statutorily authorized administrative fees, resale-related charges, or similar statutory amounts).

These amounts may not appear in the Fee Schedule because they are either: (a) not recurring fees; (b) not set at the Board's discretion; or (c) payable only when a specific statutory event occurs. In those cases, the amount and conditions are controlled by statute rather than by the Board.

The omission of any statutorily authorized amount from the Fee Schedule does not prevent the Association from charging, collecting, or enforcing it, nor does it waive, limit, or concede the Association's authority to do so. Any such amount may be charged, collected, or enforced as permitted by law, so long as the Association complies with the applicable statutory requirements.

9. Categories and Authority Classification

Fees listed in the Fee Schedule are assigned Categories A through D to help explain where the authority for each fee comes from and what legal limits apply. The Category assigned to a fee is descriptive only and does not determine whether a fee is enforceable, lien-eligible, or collectible, all of which are governed exclusively by statute and the Governing Documents.

For operational purposes, the Board and management shall: (a) rely on the Fee Schedule to identify fees the Association is authorized to charge; and (b) for any fee designated as Category B, administer that fee in accordance with the statutory limits, caps, and conditions applicable to that fee type, as reflected in the Statutorily Authorized Fees schedule in Exhibit A.

9.1. Category A — Statutorily Established Fees

Category A generally refers to fees that are created and authorized directly by statute, independent of the Governing Documents.

9.2. Category B — Statutorily Conditioned Fees

Category B generally refers to fees that are permitted by statute only if authorized by the Governing Documents of the Association and within statutory limits.

9.3. Category C — Governing Document Fees

Category C generally refers to fees that are authorized by the Declaration or Bylaws of the Association, subject to applicable law.

9.4. Category D — Rule-Level Fees

Category D generally refers to fees that are authorized by Rule, to the extent permitted by statute and the Governing Documents.

10. Lien and Collection Effects

Any lien rights arise only as expressly authorized by Utah Code § 57-8a-301 or other applicable law. Listing a fee or fine in the Fee Schedule, or adopting this Rule, does not by itself make that amount an assessment or create lien rights. Nothing in this Rule is intended to grant, expand, or imply lien rights for any fee, fine, or other amount except to the extent expressly authorized by statute.

10.1. Assessments

Assessments described in Utah Code § 57-8a-201(1) may give rise to an assessment lien under § 57-8a-301(1)(a)(i).

10.2. Fees, Interest, and Collection Costs

Fees, interest, and collection costs incurred in connection with the collection of an unpaid assessment may be lien-eligible as provided in § 57-8a-301(1)(a)(ii).

10.3. Fines

Fines are lien-eligible under the conditions stated in § 57-8a-301(1)(a)(iii).

11. Amendment and Distribution

Any change to the Fee Schedule must be adopted by Rule in accordance with Utah Code § 57-8a-217 and provided to Owners as required by law.

12. Construction and Severability

This Rule shall be interpreted to comply with applicable law and to avoid the improper or unauthorized charging of fees. If any provision of this Rule is determined to be invalid, the remaining provisions shall continue in effect.

13. Terms

Capitalized terms used in this Rule and not specifically defined herein have the meanings given to them in the Declaration.

14. Adoption

This Rule was duly adopted by the Board of Directors of The Legends Homeowners Association in accordance with Utah Code §§ 57-8a-217. This Rule is effective as of the date the last director below signed this written consent.

Deanna Bodily
Deanna Bodily, Director

Date: 4-8-26

Gary Gibbons
Gary Gibbons, Director

Date: 04/16/2026

Christy White
Christy White, Director

Date: 4-8-26

[EXHIBIT A – FEE SCHEDULE FOLLOWS THIS PAGE]

Exhibit A – Fee Schedule

The Fee Schedule consists of the following two components, which together constitute the Association's consolidated Fee Schedule for purposes of this Rule:

1. **Governing-Document Authorized Fee Schedule**, which lists fees and monetary charges that are expressly authorized by the Governing Documents of The Legends Homeowners Association.
2. **Statutorily Authorized Fee Schedule**, which lists fees that are expressly authorized, regulated, or limited by applicable law, including the Utah Community Association Act and other applicable statutes; and

Each component is incorporated herein by reference and adopted as part of this Rule.

The Legends Homeowners Association
Governing-Document Authorized Fee Schedule
(Utah Community Association Act)

This fee schedule lists fees and monetary charges expressly authorized by the Association's governing documents. Certain charges listed herein are adopted pursuant to Utah Code §§ 57-8a-201(5) and 57-8a-217, while others are disclosed for transparency pursuant to statute or recorded governing documents.

	Fee	Cite¹	Cat²	For	Amount
1	Late Charge	D.II.J	B	Late payment of assessments.	^a
2	Interest	D.II.J	B	Interest on unpaid assessments.	^b
3	Enforcement Costs	D.II.J, D.V.H	C	Enforcement of the Governing Documents. ^c	Actual costs incurred.
4	Attorneys' Fees	D.II.J, D.V.H	C	Legal fees incurred in enforcement or collection. ^d	Actual costs incurred.
5	Individual Assessment	D.II.L	C	Costs attributable to a specific Lot. ^e	Actual costs incurred.
6	Regular Assessment	D.V.B, C	C	Common expenses and operation of the Association.	^f
7	Special Assessment	D.V.D	C	Capital improvements or extraordinary expenses.	^g
8	Reinvestment Fee	D.V.F	B	Transfer of a Lot.	^h
9	Fine—Second Violation	Res.1(b), D.II.K(5)	D	A second violation of a provision of the Governing Documents. ⁱ	\$50.
10	Fine—Third Violation	Res.1(c), D.II.K(5)	D	A third violation of a provision of the Governing Documents. ^j	\$100.
11	Fine—Fourth or Subsequent Violation	Res.1(d), D.II.K(5)	D	A fourth or subsequent violation of a provision of the Governing Documents. ^k	\$150.

¹ "Cite" identifies the specific provision(s) of the Association's governing documents, if any, that authorize or govern the listed fee, including the Declaration ("D") recorded in the Cache County, Utah, Recorder's Office as Entry No. 1332740 on December 1, 2022, and the Bylaws ("B") recorded as Exhibit B of the Declaration. Statutory provisions of the Utah Community Association Act, where applicable, are addressed separately in the endnotes and the Statutorily Authorized Fees Schedule, and are not listed in the Cite column

² "Cat" identifies the fee category assigned under the Rule adopting this fee schedule pursuant to Utah Code § 57-8a-201(5). The category indicates where the fee is fully established and which authority controls for purposes of this schedule: (A) self-executing statutory fees; (B) statutorily permitted or conditioned fees that cannot be charged unless and until the fee is established in a Governing Document; (C) fees created, authorized, and established by the Declaration or Bylaws, subject to statute; and (D) fees created, authorized, or established by rule, to the extent permitted by statute and the Governing Documents. The category is descriptive only and does not itself authorize a fee.

^a Although Declaration § D.II.J authorizes the Association to impose a charge for the late payment of assessments, the governing documents do not establish a specific amount, rate, or schedule for the Late Charge. Accordingly, the Late Charge may be imposed only after the Board adopts a Rule establishing the applicable amount and lists the charge in a fee schedule adopted and distributed in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217. Until such action is taken, the Late Charge may not be charged. If and when implemented, the Association may not impose this charge in excess of or inconsistent with Utah Code § 57-8a-201(4)(a), as reflected in the Statutorily Authorized Fee Schedule.

^b Although Declaration § D.II.J authorizes the Association to charge interest on delinquent assessments, the governing documents do not establish a specific interest rate or method of calculation. Accordingly, interest may be imposed only after the Board adopts a Rule establishing the applicable rate and lists the charge in a fee schedule adopted and distributed in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217. Until such action is taken, interest may not be charged. If and when implemented, the Association may not impose interest in excess of or inconsistent with Utah Code § 57-8a-201(4)(b), as reflected in the Statutorily Authorized Fee Schedule.

^c Enforcement Costs may be charged in connection with enforcement of the Governing Documents as authorized by Declaration §§ D.II.J and D.V.H. The amount is limited to the actual costs incurred. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^d Attorneys' Fees may be assessed when incurred by the Association in enforcing or collecting under the Governing Documents as authorized by Declaration §§ D.II.J and D.V.H. The amount is limited to the actual costs incurred. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^e An Individual Assessment may be levied against a particular Lot and Owner for costs attributable to that Lot as authorized by Declaration § D.II.L. The amount is limited to the actual costs incurred, including administrative and enforcement-related expenses. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^f A Regular Assessment may be levied against each Lot Owner for the Owner's proportionate share of the Common Expenses of the Association as authorized by Declaration § D.V.B. The amount is determined through adoption of the Association's budget. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^g A Special Assessment may be levied for capital improvements or other extraordinary expenses of the Association as authorized by Declaration § D.V.D, which authorizes the Board to propose a Special Assessment and requires approval by Members holding at least two-thirds (2/3) of the votes in the Association at a meeting called for that purpose before the assessment may be levied against the Lots. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^h Although Declaration § D.V.F authorizes the Association to impose a reinvestment fee in connection with the transfer of a Lot, the governing documents do not establish an amount and a compliant Notice of Reinvestment Fee Covenant has not been recorded as required by Utah Code § 57-1-46. Accordingly, although the governing documents authorize a reinvestment fee in concept, the amount, enforceability, and chargeability of the Reinvestment Fee require recordation of a compliant Notice of Reinvestment Fee Covenant and satisfaction of the applicable statutory conditions. In the absence of such recordation and compliance, no Reinvestment Fee may be charged or collected.

ⁱ A Fine—Second Violation may be charged only for a second violation of a provision of the Governing Documents, within the applicable time periods and under the conditions described in Utah Code § 57-8a-208, in the amount of fifty dollars (\$50) as authorized by § 1(b) of the Resolution of Legends at North Park HOA Fine Schedule, effective September 19, 2023. Declaration § D.II.K(5) authorizes the Board to establish and implement fine amounts by resolution, and any change in the fine amount that the Board proposes to impose may not be imposed unless and until the updated amount is listed in this fee schedule adopted and distributed by Rule in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217.

^j A Fine—Third Violation may be charged only for a third violation of a provision of the Governing Documents, within the applicable time periods and under the conditions described in Utah Code § 57-8a-208, in the amount of one hundred dollars (\$100) as authorized by § 1(c) of the Resolution of Legends at North Park HOA Fine Schedule, effective September 19, 2023. Declaration § D.II.K(5) authorizes the Board to establish and implement fine amounts by resolution, and any change in the fine amount that the Board proposes to impose may not be imposed unless and until the updated amount is listed in this fee schedule adopted and distributed by Rule in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217.

^k A Fine—Fourth or Subsequent Violation may be charged only for a fourth or subsequent violation of a provision of the Governing Documents, within the applicable time periods and under the conditions described in Utah Code § 57-8a-208, in the amount of one hundred and fifty dollars (\$150) as authorized by § 1(d) of the Resolution of Legends at North Park HOA Fine Schedule, effective September 19, 2023. Declaration § D.II.K(5) authorizes the Board to establish and implement fine amounts by resolution, and any change in the fine amount that the Board proposes to impose may not be imposed unless and until the updated amount is listed in this fee schedule adopted and distributed by Rule in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217.

Utah Community Association Act Statutorily Authorized Fee Schedule

This fee schedule lists fees and monetary charges that are expressly authorized or regulated under the Utah Community Association Act as of December 2025. The schedule is provided solely for statutory disclosure and reference, does not itself create, adopt, or impose any fee, and does not imply that any listed charge is required to be adopted by rule under Utah Code § 57-8a-201(5). The schedule is provided in connection with an association’s fee-schedule obligations under Utah Code §§ 57-8a-201 and 57-8a-217.

	Fee	Cite ¹	Cat ²	For	Amount
1	Assessments	102(1); 201(1)-(3)	C	Common expenses and other assessments levied by the HOA.	^a
2	Payoff Fee	106	B	Association payoff information at closing. ^b	Up to \$50.
3	Lot Plan Review Fee	109	A	Review of HOA-required lot plans and application. ^c	Actual costs incurred.
4	Late Fee	201(4)(a)	B	Late payment of amount due. ^d	Greater of 10% or \$50.
5	Interest	201(4)(b)	B	Interest on delinquent assessment and late fee. ^e	Up to 1.5%/mo.
6	Written Statement Fee—Assessment	206(1)	A	Owner-requested written statement of unpaid assessments. ^f	Up to \$10.
7	Fines for Violations	208	B	Governing-document violations.	^g
8	Rental Lot Fee	209(9)(c)	B	Rental-lot administrative cost recovery. ^h	Up to \$200/yr.
9	Records Copying Fee	227(4)(b)	A	Copies or scans of association records produced by the association. ⁱ	\$0.10/page and up to \$20/hr, or actual third-party cost.
10	Utility Reinstatement Fee	309(8)	B	Reinstating utility service terminated for delinquency. ^j	Actual costs incurred.

¹ “Cite” identifies the specific provision(s) of the Utah Community Association Act that authorize, regulate, limit, or otherwise govern the listed fee. The cited statute may independently authorize the fee, prescribe its amount or method of calculation, impose mandatory conditions or caps, or restrict fees otherwise permitted by an association’s governing documents.

² “Cat” identifies the fee category assigned under the Rule adopting this fee schedule pursuant to Utah Code § 57-8a-201(5). The category indicates where the fee is fully established and which authority controls for purposes of this schedule: (A) self-executing statutory fees; (B) statutorily permitted or conditioned fees that cannot be charged unless and until the fee is established in an association’s governing document; (C) fees created, authorized, and established by the association’s declaration or bylaws, subject to statute; and (D) fees created, authorized, or established by association rule, to the extent permitted by statute and the association’s governing documents. The assigned category is descriptive only and governs statutory hierarchy and conflict resolution under Utah Code § 57-8a-228.

11	Rent Diversion Fee	310(7)	B	Administration of tenant rent diversion for delinquent owner. ^k	Up to \$25.
12	Written Statement Fee—Collection	311(1)	A	Written statement of unpaid assessments for collection. ^l	Up to \$25.
13	Solar Plan Review Fee	701(4)(b)	A	Review of HOA-required solar installation plans and application. ^m	Actual costs incurred.
14	EV Charger Plan Review Fee	802(2)(d)	A	Review of HOA-required electric vehicle (EV) charger installation plans and application. ⁿ	Actual costs incurred.
15	Reinvestment Fee	Utah Code § 57-1-46	B	Transfer of a lot. ^o	Up to 0.5% of the gross sales price.

^a Assessments consist of charges imposed or levied by the association on or against a lot or a lot owner, including the owner’s proportionate share of common expenses and any other assessments levied by the association, as determined by the board only in accordance with the declaration or bylaws (including the annual budget), and constitute a debt of the owner at the time levied under Utah Code § 57-8a-201(1)–(3) and as defined in Utah Code § 57-8a-102(1). Assessments are not “fees” for purposes of Utah Code § 57-8a-201(5), even though they constitute “assessments” as defined by statute. Their inclusion in this schedule is solely for disclosure and transparency and does not create, authorize, condition, or limit the levy, collection, or enforceability of assessments, which arise independently under the governing documents and Utah Code § 57-8a-201(1)–(3).

^b A Payoff Fee under Utah Code § 57-8a-106 may be charged only if and after the fee is specifically authorized in the association’s declaration, bylaws, or duly adopted rules, and only in connection with providing association payoff information needed for the financing, refinancing, or closing of a lot owner’s sale of the owner’s lot. Any authorized Payoff Fee may not be required to be paid before closing and may not exceed fifty dollars (\$50). If the association fails to provide the requested payoff information within five business days after a written request is properly submitted by a closing agent in compliance with Utah Code § 57-8a-106(3), the association may not enforce a lien against the lot for amounts due at closing. These statutory limitations apply regardless of when the association was formed and displace any inconsistent governing-document provision.

^c A Lot Plan Review Fee under Utah Code § 57-8a-109 may be charged when a lot owner submits lot plans that are required by the association’s governing documents to be approved by the association. The fee is limited, on a review-by-review basis, to the reasonable, actual costs incurred by the association to review the lot plans for compliance with the governing documents, whether the plans are approved or denied. If the association denies a lot plan, it must provide the written notice required by Utah Code § 57-8a-109(4). The statute itself authorizes this fee and prescribes its method of calculation, and the association may charge it upon submission of the lot plans without any board vote, rule adoption, resolution, or other formal action, provided that the association applies existing governing-document review standards and charges no more than its reasonable, actual costs. No flat, preset, or revenue-generating plan review fee is authorized, and the existence of governmental permitting or inspection requirements alone does not authorize a Lot Plan Review Fee.

^d A Late Fee charged under Utah Code § 57-8a-201(4)(a) may be imposed only for the late payment of an assessment, as defined in Utah Code § 57-8a-102(1), including common expenses and other assessments levied by the association, after the assessment has become past due under the declaration or bylaws. The Late Fee may not exceed the greater of ten percent (10%) of the delinquent assessment amount or fifty dollars (\$50). The statute authorizes, but does not require, the imposition of a Late Fee, and the determination of whether to impose the Late Fee and when an assessment is deemed late is governed by the governing documents, subject to the statutory cap reflected in this fee schedule.

^e Interest charged under Utah Code § 57-8a-201(4)(b) may be imposed only on a delinquent assessment, as defined in Utah Code § 57-8a-102(1), and on any properly imposed Late Fee, after the assessment has become past due under the declaration or bylaws. The interest rate may not exceed one and one-half percent (1.5%) per month. The statute authorizes, but does not require, the imposition of Interest, and the determination of whether to impose Interest and when an assessment becomes delinquent is governed by the governing documents, subject to the statutory cap reflected in this fee schedule.

^f A Written Statement Fee—Assessment under Utah Code § 57-8a-206 may be charged only in connection with a lot owner's written request for a statement of unpaid assessments. Upon receipt of a proper written request, the manager or board is required by statute to issue the written statement and may charge a reasonable fee not to exceed ten dollars (\$10). The written statement is binding in favor of any person who relies in good faith on the statement, and if the association fails to provide the statement within ten (10) days after the request, any unpaid assessment that became due before the request is subordinated to the requester's lien, as provided in Utah Code § 57-8a-206(2). Statements issued in a collection context are governed exclusively by Utah Code § 57-8a-311 and are subject to a separate statutory fee and fee cap, as reflected in this fee schedule.

^g Fines for violations charged under Utah Code § 57-8a-208 may be assessed only for a violation of a rule, covenant, condition, or restriction contained in the association's governing documents, and only in amounts authorized by those governing documents. Before assessing a fine, the board must comply with the warning, cure, notice, hearing, and appeal procedures set forth in Utah Code § 57-8a-208. All fines remain subject to the lien limitations of Utah Code § 57-8a-301(1)(a)(iii), regardless of whether fines are classified as assessments in the governing documents.

^h A Rental Lot Fee under Utah Code § 57-8a-209(9)(c) may be charged only if and after the fee is specifically authorized in the association's declaration, bylaws, or duly adopted rules, and only if the association permits at least thirty-five percent (35%) of the lots to be rental lots and elects to impose the fee in compliance with statute. The fee may be charged only to owners of rental lots and may not exceed two hundred dollars (\$200) in any twelve-month period. The fee must be limited to reasonable administrative expenses actually incurred by the association and directly attributable, on a lot-by-lot basis, to a lot's rental status, as detailed in a written notice. Before charging the fee, the association must satisfy the procedural conditions precedent set forth in Utah Code § 57-8a-209(9)(e), and if the required notice is not provided or is deficient, the fee must be waived upon request as required by Utah Code § 57-8a-209(13). These statutory requirements apply regardless of when the association was formed and displace any inconsistent governing-document provision.

ⁱ A Records Copying Fee under Utah Code § 57-8a-227(4)(b) may be charged when a lot owner requests copies or electronic scans of association records and elects that the association produce the copies or scans. If copies or scans are produced by a recognized third-party duplicating service, the fee may not exceed the actual cost paid to the duplicating service. If produced internally by the association, the fee may not exceed ten cents (\$0.10) per page and twenty dollars (\$20) per hour for the time spent by the association's employee, manager, or agent making the copies or scans, and the association may not charge for electronic transmission of documents as prohibited by Utah Code § 57-8a-227(4)(b)(iii). The statute itself authorizes this fee and prescribes its method of calculation, and the association may charge it upon receipt of a proper written request without any board vote, rule adoption, resolution, or other formal action.

^j A Utility Reinstatement Fee under Utah Code § 57-8a-309(8) may be charged only if and after the fee is specifically authorized in the association's declaration, bylaws, or duly adopted rules, and only if the association has lawfully terminated a lot owner's utility service for nonpayment in compliance with Utah Code § 57-8a-309. The fee may be charged only in connection with reinstating a utility service that the association has terminated under statute and is limited to the actual cost incurred by the association to reinstate that service. The association may require payment of the estimated reinstatement cost before restoring service only if the estimate was included in the delinquency notice provided under Utah Code § 57-8a-309(3). No flat, preset, or revenue-generating reinstatement fee is authorized.

^k A Rent Diversion Fee under Utah Code § 57-8a-310(7) may be charged only if and after the fee is specifically authorized in the association's declaration, bylaws, or duly adopted rules, and only if the association lawfully requires a tenant to remit lease payments to the association due to a lot owner's failure to pay assessments for more than sixty (60) days, in compliance with Utah Code § 57-8a-310. The fee may be charged only in connection with the administration of the tenant rent diversion process and is limited to the association's actual cost of administration, not to exceed twenty-five dollars (\$25). The fee may be collected only from lease payments received from the tenant under Utah Code § 57-8a-310 and only after the association has complied with all statutory notice, timing, and procedural requirements governing rent diversion. No flat, preset, or revenue-generating rent diversion fee is authorized.

^l A Written Statement Fee—Collection under Utah Code § 57-8a-311 may be charged only when a written statement of unpaid assessments is issued in a collection context upon a lot owner's written request. Upon receipt of a proper written request, the manager or board is required by statute to issue the written statement and may charge a reasonable fee not to exceed twenty-five dollars (\$25). A written statement issued under Utah Code § 57-8a-311 is conclusive in favor of any person who relies on the statement in good faith. Although the written statement is substantively similar to the statement described in Utah Code § 57-8a-206, § 57-8a-311 governs statements issued in a collection context and permits a higher fee cap, and requests made outside a collection context remain subject to Utah Code § 57-8a-206 and its lower fee limit, as reflected in this fee schedule.

^m A Solar Plan Review Fee under Utah Code § 57-8a-701(4)(b) may be charged when a lot owner submits an application to install a solar energy system that is subject to association review under statute. The fee is limited, on a review-by-review basis, to the reasonable, actual costs incurred by the association to review the application for compliance with the governing documents and applicable requirements, whether the application is approved or denied. The statute itself authorizes this fee and prescribes its method of calculation, and the association may charge it upon submission of a proper application without any board vote, rule adoption, resolution, or other formal action, provided that the association applies existing review standards and charges no more than its reasonable, actual costs. No flat, preset, or revenue-generating plan review fee is authorized, and the existence of governmental permitting or inspection requirements alone does not authorize a Solar Plan Review Fee.

ⁿ An EV Charger Plan Review Fee under Utah Code § 57-8a-802(2)(d) may be charged when a lot owner submits an application to install an electric vehicle charging system that is subject to association review and permitting under statute. The fee is limited, on a review-by-review basis, to the reasonable, actual costs incurred by the association to review the application for compliance with the governing documents and applicable requirements, whether the application is approved or denied. The statute itself authorizes this fee and prescribes its method of calculation, and the association may charge it upon submission of a proper application without any board vote, rule adoption, resolution, or other formal action, provided that the association applies existing review standards and charges no more than its reasonable, actual costs. No flat, preset, or revenue-generating plan review fee is authorized, and the existence of governmental permitting or inspection requirements alone does not authorize an EV Charger Plan Review Fee.

^o A Reinvestment Fee under Utah Code § 57-1-46 may be charged only if and after the obligation is authorized by a recorded governing document that complies with the governing-document hierarchy set forth in Utah Code § 57-8a-228(5), a separate, compliant notice of reinvestment fee covenant has been recorded as required by § 57-1-46, and the member approval and voting requirements of § 57-1-46(10)–(12) have been satisfied. For reinvestment fee covenants recorded on or after March 16, 2010, the fee may not exceed 0.5% of the value of the burdened property unless the burdened property is part of a large master planned development, as defined in § 57-1-46. A Reinvestment Fee is a covenant-based transfer obligation that runs with the land and is triggered by a transfer of the lot; it is not a fee adopted, established, or imposed by the board under § 57-8a-201 and is not subject to adoption by rule under § 57-8a-217. The enforceability, amount, purpose, duration, and amendment or removal of a reinvestment fee are governed exclusively by the recorded reinvestment fee covenant, the separately recorded statutory notice, and § 57-1-46, and any inconsistent governing-document provision or board action is displaced.