

Providence Gateway Townhomes Owners 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

In general, the Association applies Utah Code § 57-8a-201(5) only to charges that are not already disclosed by statute or by a recorded governing document and that exist 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 **Providence Gateway Townhomes Owners 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. Although the Association has attached a Statutorily Authorized Fee Schedule as part of Exhibit A for disclosure and reference, the omission, misdescription, or later statutory revision of any such amount in the schedule does not waive, limit, or impair any charge the Association is otherwise authorized to impose, collect, or enforce under applicable law. Any such amount remains governed by the applicable statute and may be charged, collected, or enforced only in compliance with that statute.

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 describe where in the statutory governing-document hierarchy the fee's amount or method of calculation is established, and therefore what level of Association action, if any, is required before the fee may be imposed.

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 applicable statute and the Governing Documents. Category assignment shall not be used to infer lien eligibility, priority, or collection remedies. Nothing in this categorization alters or supersedes the governing-document hierarchy established by statute.

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 or Category D, administer that fee strictly in accordance with applicable statutory limits, caps,

conditions, and procedural requirements, as reflected in the Statutorily Authorized Fees schedule in Exhibit A.

9.1. Category A — Statutorily Established Fees

Category A refers to charges that are created, authorized, and established by statute, such that the statute itself fixes the amount or prescribes a formula that is mechanically determinable upon the occurrence of the statutory condition, without requiring any discretionary Association action to select an amount, set a rate, adopt a schedule, choose among permissible options, or decide whether the charge will be imposed.

A Category A fee may be imposed by operation of statute alone, without further adoption, rulemaking, resolution, or other implementing action by the Association, and without regard to whether the Association's Governing Documents independently reference the fee, unless the statute itself conditions chargeability on governing-document authorization.

9.2. Category B — Statutorily Conditioned Fees

Category B refers to charges that are permitted or materially regulated by statute as a condition of chargeability, and for which the Association must take discretionary action to determine whether the charge will be imposed or to establish the amount or method of calculation.

Category B includes both: (a) statutory charges that are authorized by statute but are not self-executing, including charges subject to statutory caps, ranges, reasonableness standards, cost-based limits, or permissive "may charge" language; and (b) governing-document charges that implement, mirror, or correspond to a statutorily recognized fee type and are therefore materially subject to statutory limits, conditions, or prerequisites affecting chargeability, even though the authority to charge arises from the Declaration, Bylaws, or other governing documents.

A charge—whether statutory or governing-document based—shall be classified as Category B only if both: (i) the Association must take discretionary action to establish the amount, method of calculation, or decision to impose the charge; and (ii) applicable statute materially regulates, caps, or conditions the charge with respect to chargeability.

9.3. Category C — Governing Document Fees

Category C refers to fees or monetary charges that are created, authorized, and established by the Association's Declaration or Bylaws, subject to applicable statutory regulation or limitation.

The existence and fundamental authority for such charges originate in the governing documents rather than statute, regardless of whether the charge is self-executing or requires further implementation under those governing documents. Statutory regulation or limitation of a governing-document fee does not, by itself, reclassify the fee as Category B.

9.4. Category D — Rule-Level Fees

Category D refers to fees or monetary charges that are created, authorized, established, or adopted by Rule, resolution, or policy adopted by the Board, acting at the lowest level of authority in the statutory governing-document hierarchy, to the extent permitted by applicable statute and the Governing Documents.

Category D includes both: (a) fees whose authority originates at the rule level because neither statute nor the Declaration, Bylaws, or other higher-level governing documents create or establish the fee; and (b) fees that are created or authorized by statute or the Governing Documents, but for which the amount, rate, schedule, or continued applicability is expressly delegated to, or permitted to be modified by, Board-adopted rules.

The designation of a fee as Category D reflects the level at which the fee is implemented or established, not the source of the underlying authority to charge the fee, and does not imply that a rule may exceed or conflict with statute or higher-level governing documents. Any delegation of authority to establish or modify a fee by rule must be express and shall not be implied.

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

11.1. Amendment

This Rule, including the Fee Schedule attached as Exhibit A, may be amended from time to time by the Association in accordance with the Governing Documents and applicable law.

11.2. Charges That Do *Not* Require Amendment

The Association is *not* required to amend the Fee Schedule for:

- Adoption of an annual, special, reserve, or other assessment amount (including annual budget adoption), where:
 - the assessment is authorized by the Declaration or Bylaws and
 - the amount is determined by applying a formula, budget, or allocation method already set forth in a recorded Governing Document; or

- Imposition of any charge that is self-executing, meaning the existence and the amount or method of calculation of the charge are already fully disclosed and fixed by statute or by a recorded Governing Document, and no discretionary Association action is required to establish the amount or method.

11.3. Charges That *Do* Require Amendment

The Association must amend the Fee Schedule and disclose the amendment to lot owners before imposing the charge if the Association:

- establishes a new monetary charge that is not previously disclosed in statute or in a recorded Governing Document; or
- takes discretionary action to establish, set, approve, or modify the amount or method of calculation of a charge, including by adopting or amending a fine schedule, use-fee schedule, late-fee policy, cost-recovery policy, or similar directive, where the amount or method is not already fixed or mechanically determinable by applying a formula, budget, or other objective method set forth in statute or a recorded Governing Document.

In general, amendment is required only when the Association makes a new decision about whether to impose a charge or about how the amount of a charge will be calculated, rather than simply applying an existing charge structure, formula, or allocation method already set forth in statute or the Governing Documents.

11.4. Distribution

Promptly after adoption of any amendment to this Rule or the Fee Schedule, the Association shall deliver or otherwise make available a copy of the amendment to all lot owners in the same manner the Association customarily provides notices or governing-document updates to lot owners.

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.

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14. Adoption

This Rule was duly adopted by the Board of Directors of Providence Gateway Townhomes Owners 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.



Richard Crosbie, Director

Date: 6/29/2026



David Longhurst, Director

Date: 6/29/2026



~~Taylor Stephenson, Director~~

Date: 6/29/2026

Jessica Russell

[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 Providence Gateway Townhomes Owners 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.

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

Providence Gateway Townhomes Owners 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 by rule pursuant to Utah Code §§ 57-8a-201(5) and 57-8a-217, while others are disclosed solely for statutory or governing-document transparency.

	Fee	Cite¹	Cat²	For	Amount
1	Recreational Facility Use Fee	D4.3(2)	D	Use of recreational facilities situated on Common Areas.	^a
2	Annual Assessment	D5.5	C	Common expenses and operation of the Association and Project.	^b
3	Special Assessment	D5.6	C	Expenses not reasonably capable of being paid through Annual Assessments.	^c
4	Individual Assessment	D5.7	C	Owner-specific costs, charges, expenses, fines, fees, enforcement costs, services, or benefited improvements. ^d	Actual costs incurred, including overhead, administrative costs, and attorney fees.
5	Collection Costs and Attorneys' Fees	D5.7, D5.12, D11.2, D17.9	C	Enforcement and collection of delinquent accounts or governing-document violations. ^e	Actual costs and reasonable attorney fees.
6	Violation Administrative Fee	D5.7, D6.4(5), D11.1, B8.1, FS	D	Each violation of a provision of the Governing Documents. ^f	\$20.

¹ "Cite" identifies the specific provision(s) of the Association's governing documents, if any, that authorize or govern the listed fees, including the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Providence Gateway Townhomes ("D") recorded in the Cache County, Utah, Recorder's Office as Entry No. 1312948 on February 22, 2022, and the Bylaws ("B") recorded as Exhibit B to the Declaration. Statutory provisions of the Utah Community Association Act, where applicable, are addressed separately in the endnotes and the Statutorily Authorized Fee 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.

7	Rooftop / Building Attachment Cost Assessment	D5.7, D7.1, D10.1, RBA3.3-4	D	Unauthorized rooftop, building, exterior, or service-equipment installations. ^g	Actual removal, damage, repair, and related costs.
8	Sign Removal / Remediation Cost Assessment	D5.7, D9.8, SR6.4	D	Unauthorized Signs and related removal, repair, remediation, or increased expenses. ^h	Actual costs incurred.
9	Late Notice Fee	D5.13, CP3	--	Late notice/pre-collection notice.	i
10	Intent to Lien Fee	D5.13, CP4	--	Intent to lien/collection notice.	j
11	Lien Fee	D5.13, CP5	C	Preparation/recording of lien after delinquency. ^k	Actual Manager charge.
12	Additional Collection Attempts Fee	D5.13, CP6	--	Additional collection attempts before transfer to collection agency or attorney.	l
13	Collections Transfer Fee	D5.13, CP7	--	Transfer of account to collection agency or attorney.	m
14	Forwarding Check Fee	D5.13, CP8	--	Forwarding checks received after collection transfer.	n
15	Payment Contract Administration Fee	D5.13, CP11	--	Monthly administration of approved payment contract.	o
16	Late Fee	D5.15	C	Late payment of Assessments. ^p	\$25 each month until delinquent account paid in full.
17	Interest	D5.15	C	Outstanding balances, including accrued late fees, interest, or other fees. ^q	18% per annum.
18	Reinvestment Fee	D5.19	--	Transfer of a Lot.	r
19	Payoff Fee	D5.20	C	Association payoff information for financing, refinancing, or closing of sale. ^s	\$50.
20	Fine—Second Violation	D6.4(5), D11.1, B8.1, FS	D	A second violation of a provision of the Governing Documents. ^t	\$50.
21	Fine—Third Violation	D6.4(5), D11.1, B8.1, FS	D	A third violation of a provision of the Governing Documents. ^u	\$100.

22	Fine—Fourth Violation	D6.4(5), D11.1, B8.1, FS	D	A fourth violation of a provision of the Governing Documents. ^v	\$200.
23	Fine—Fifth or Subsequent Violation	D6.4(5), D11.1, B8.1, FS	D	A fifth or subsequent violation of a provision of the Governing Documents. ^w	\$250.
24	Bulk Service Assessment	D6.4(9)	C	Cable, internet, telephone, or similar bulk services for all or groups of Lots. ^x	Cost of service as assessed to Owners.
25	Party Wall / Shared Roof Cost Assessment	D7.3	C	Party Wall or shared roof maintenance, repair, or replacement caused through the willful or negligent act of any Owner or his/her Occupant. ^y	Equal share or sole cost, as applicable under D7.3.
26	Owner Maintenance Neglect Assessment	D7.4	C	Association correction of Owner maintenance neglect or removal of noncompliant improvements. ^z	Actual costs incurred.
27	Owner-Caused Maintenance / Repair Assessment	D7.5	C	Maintenance or repair caused by Owner, Occupant, guest, tenant, or invitee acts. ^{aa}	Actual costs incurred.
28	Insurance Deductible Assessment	D8.2(2)(c)	C	Owner share of the Association property-insurance deductible for covered losses. ^{bb}	Deductible share calculated under D8.2.
29	Vehicle Removal/Towing Cost Recovery	D9.4, PP4, 5, 8, 11, 12	D	Parking-rule violation resulting in vehicle removal or towing. ^{cc}	Actual towing/removal expense.
30	Pet Damage Assessment	D9.5	C	Pet-caused damage to Common Area or landscaping. ^{dd}	Actual costs incurred.
31	Common Area Parking Stall Fee	D9.10	--	Use of Common Area parking stalls.	^{ee}
32	Tenant Enforcement Cost Assessment	D9.13	C	Enforcement of Governing Documents against a tenant. ^{ff}	Actual costs incurred.
33	Solar-Related Cost Assessment	D9.14	C	Association costs caused by approved solar installation, operation, maintenance, or related activity. ^{gg}	Actual costs incurred.
34	Live-Work Expense / Indemnity Cost Recovery	D9.17	C	Live-Work Unit expenses, insurance-related obligations, indemnity, defense, attorney, or expert costs. ^{hh}	Actual costs incurred.

35	Noncompliance Removal Cost Assessment	D17.10	C	Noncompliant construction, alteration, work, removal, and restoration. ⁱⁱ	Actual costs incurred.
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^a A Recreational Facility Use Fee may be charged in connection with use of recreational facilities situated upon the Common Areas, as authorized by Declaration § 4.3(2), which does not establish an amount, rate, or schedule for the fee. Accordingly, the fee may be imposed only after the Board adopts a Rule or Resolution establishing the applicable amount, rate, or schedule and includes the fee 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, this fee cannot be charged.

^b An Annual Assessment is levied against each Lot for the maintenance of the Common Areas, administration, management, operation of the Association, Master Association assessment pass-throughs, and other Common Expenses. Declaration §§ 5.1, 5.2, 5.3, 5.5, and 5.8 authorize the Association to levy this assessment. The amount is determined at least annually through adoption of or revision to the Association's budget, and Annual Assessments are made on a calendar-year basis, allocated equally among Lots, noticed at least fifteen (15) days before the beginning of the calendar year, and payable in monthly installments on dates established by the Board. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^c A Special Assessment may be levied against each Lot for expenses not reasonably capable of being fully paid with Annual Assessments, including construction, reconstruction, unexpected repair or replacement of Common Areas, or other expenses incurred or to be incurred under the Declaration. Declaration §§ 5.2, 5.3, 5.6, and 5.8 authorize the Association to levy this assessment. The amount is established by the Board, except that Special Assessments over one thousand five hundred dollars (\$1,500) in a calendar year require approval by a majority of Members present in person or by proxy at a duly called meeting. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^d An Individual Assessment may be levied against a particular Lot and Owner for administrative and enforcement costs, Owner-caused maintenance, repair, or replacement costs, charges, fines, fees, expenses, costs designated as Individual Assessments, services requested by an Owner, attorney fees, court or collection costs, and other Owner-specific charges described in the Governing Documents. Declaration §§ 5.7 and 5.8 authorize the Association to levy this assessment. The amount is limited to the actual costs incurred, including overhead, administrative costs, enforcement-related expenses, and attorney fees. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^e Collection Costs and Attorneys' Fees may be assessed when incurred in collecting delinquent assessments, enforcing the Governing Documents, recovering damages or other sums, or taking related enforcement or collection action. Declaration §§ 5.7, 5.12, 5.16, 11.2, and 17.9 authorize recovery of collection costs, court costs, reasonable attorney fees, and related enforcement costs, and Sections 9 and 10 of the Collection Policy Resolution dated May 2023 require collection expenses to be paid by the Owner and applied before interest, late fees, and assessments. The amount is limited to the actual costs and reasonable attorney fees incurred. 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 Violation Administrative Fee may be charged only in connection with a 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 twenty dollars (\$20) as authorized by Declaration §§ 5.7, 6.4(5), and 11.1, Bylaws § 8.1, and the Fine Schedule Resolution dated March 2021. **This fee may not be charged for a first violation** of a provision of the Governing Documents because Utah Code § 57-8a-208 requires a written warning before assessing a fine.

^g A Rooftop/Building Attachment Cost Assessment may be charged for unauthorized rooftop, building, exterior, or service-equipment installations, including removal, damage, repair, and related costs. Declaration §§ 5.7, 7.1, and 10.1 authorize Individual Assessments, Association maintenance authority, and approval requirements for exterior alterations, and Sections 3.3 and 4 of the Rooftop and Building Attachments Resolution establish removal and assessment responsibility for unauthorized installations. The amount is limited to the actual costs incurred. This charge is implemented by Resolution and should be administered in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217 to the extent it is treated as a rule-level charge.

^h A Sign Removal/Remediation Cost Assessment may be charged for removal or remediation of unauthorized signs, or to repair damage or increased expenses caused by a sign or its display. Declaration § 9.8 authorizes sign regulation, Declaration § 5.7 authorizes Individual Assessments for enforcement and compliance costs, and Section 6.4 of the Sign Rule last signed February 2026 establishes cost recovery as an Individual Assessment. The amount is limited to the actual costs incurred, including administrative and legal costs and reasonable attorney fees. This charge is implemented by Rule and should be administered in accordance with Utah Code §§ 57-8a-201(5) and 57-8a-217.

ⁱ A Late Notice Fee may not be charged as set forth in Section 3 of the Collection Policy Resolution dated May 2023. To the extent the charge is imposed because an account is past due, it is a late-payment charge and may not be imposed in addition to, or inconsistently with, the late-fee authority in Declaration § 5.15. To the extent the charge is treated as a pre-collection or collection-processing charge, Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee cannot be charged as a separate flat fee.

^j An Intent to Lien Fee may not be charged as a separate flat fee as set forth in Section 4 of the Collection Policy Resolution dated May 2023. Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee may be charged only to the extent it reflects an actual Manager charge or actual recoverable collection cost.

^k A Lien Fee may be charged only to the extent it reflects an actual lien-related collection fee charged by the Manager. Declaration § 5.13 authorizes the Association to charge collection fees to Owners that are charged by the Manager, but does not authorize pass-through of collection fees charged by any other person or entity. Section 5 of the Collection Policy Resolution dated May 2023 does not independently authorize a separate flat lien fee, and the stated minimum and maximum amounts may be charged only to the extent they reflect the actual Manager charge.

^l An Additional Collection Attempts Fee may not be charged as a separate flat fee as set forth in Section 6 of the Collection Policy Resolution dated May 2023. Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee may be charged only to the extent it reflects an actual Manager charge or actual recoverable collection cost.

^m A Collections Transfer Fee may not be charged as a separate flat fee as set forth in Section 7 of the Collection Policy Resolution dated May 2023. Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee may be charged only to the extent it reflects an actual Manager charge or actual recoverable collection cost.

ⁿ A Forwarding Check Fee may not be charged as a separate flat fee as set forth in Section 8 of the Collection Policy Resolution dated May 2023. Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee may be charged only to the extent it reflects an actual Manager charge or actual recoverable collection cost.

^o A Payment Contract Administration Fee may not be charged as a separate flat fee as set forth in Section 11 of the Collection Policy Resolution dated May 2023. Declaration § 5.13 authorizes only Manager-charged collection-fee pass-through, and Declaration § 5.7 authorizes only actual administrative, enforcement, collection, attorney-fee, and related costs as Individual Assessments. Accordingly, this fee may be charged only to the extent it reflects an actual Manager charge or actual recoverable collection or administration cost.

^p A Late Fee is charged when an Assessment is delinquent, as authorized by Declaration §§ 5.14 and 5.15, in the amount of twenty-five dollars (\$25) each month until the Owner's account, including collection charges, costs, and attorneys' fees, is paid in full. Section 1 of the Collection Policy Resolution dated May 2023 also references a twenty-five dollar (\$25) late fee, but the charge arises under Declaration § 5.15 and may not be imposed under the Collection Policy in a manner that expands, duplicates, or conflicts with the Declaration's late-fee authority. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^q Interest is charged on all unpaid balances on a delinquent Owner account, as authorized by Declaration §§ 5.14 and 5.15, in the amount of eighteen percent (18%) per annum. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^r A Reinvestment Fee may not be charged by the Association as a separate Townhomes Association fee. Declaration § 5.19 recognizes reinvestment-fee rights under the Master Declaration and states that it is not an independent reinvestment-fee covenant separate from the Master Declaration. A compliant Notice of Reinvestment Fee Covenant was recorded in Cache County as Entry No. 1312872 on February 22, 2022, as required for the Master Declaration to charge this fee. Because the Lots are already subject to the Master Association's Reinvestment Fee Covenant, no separate Townhomes Association Reinvestment Fee may be charged.

^s A Payoff Fee may be charged in connection with providing Association payoff information needed for financing, refinancing, or closing of the sale of a Lot, as authorized by Declaration § 5.20, in the amount of fifty dollars (\$50). This fee is subject to, and may be charged only in accordance with, Utah Code § 57-8a-106 (Payoff Fee), as reflected in the Statutorily Authorized Fee Schedule. Because the additional-paperwork language in Declaration § 5.20 appears in the same payoff-fee provision and relates to private-sale paperwork, the Association may not charge any additional paperwork fee in excess of or in addition to the Payoff Fee permitted by Utah Code § 57-8a-106. Accordingly, no additional private-sale paperwork fee may be charged under Declaration § 5.20.

^t A Fine—Second Violation may be charged only for a second violation of the same type after a warning in any one-year period, or for a continuing uncorrected violation after the initial forty-eight-hour warning period, 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 Declaration §§ 6.4(5) and 11.1, Bylaws § 8.1, and the Fine Schedule Resolution dated March 2021.

^u A Fine—Third Violation may be charged only for a third violation of the same type after a warning in any one-year period, or for an uncorrected violation continuing at least ten (10) days after assessment of the second-violation fine, 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 Declaration §§ 6.4(5) and 11.1, Bylaws § 8.1, and the Fine Schedule Resolution dated March 2021.

^v A Fine—Fourth Violation may be charged only for a fourth violation of the same type after a warning in any one-year period, or for an uncorrected violation continuing at least ten (10) days after assessment of the third-violation fine, within the applicable time periods and under the conditions described in Utah Code § 57-8a-208, in the amount of two hundred dollars (\$200) as authorized by Declaration §§ 6.4(5) and 11.1, Bylaws § 8.1, and the Fine Schedule Resolution dated March 2021.

^w A Fine—Fifth or Subsequent Violation may be charged only for a fifth or subsequent violation of the same type, or for each continuing violation of at least ten (10) days after assessment of the fourth fine and each subsequently assessed fine, within the applicable time periods and under the conditions described in Utah Code § 57-8a-208, in the amount of two hundred fifty dollars (\$250) as authorized by Declaration §§ 6.4(5) and 11.1, Bylaws § 8.1, and the Fine Schedule Resolution dated March 2021. Cumulative fines for a continuing violation may not exceed five hundred dollars (\$500) per month.

^x A Bulk Service Assessment may be levied against Lots for cable, television, internet, telephone, or similar services provided under bulk service agreements for all Lots or groups of Lots. Declaration § 6.4(9) authorizes the Association to assess such services to Owners and to show them as a separate line item on invoices, statements, or notices of Assessment. The amount is determined by the cost of the applicable bulk service agreement. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^y A Party Wall/Shared Roof Cost Assessment may be levied or allocated in connection with maintenance, repair, or replacement of a Party Wall or shared roof. Declaration §§ 5.7 and 7.3 authorize cost responsibility for Party Wall and shared roof work, including equal sharing by benefited Owners except where the need for maintenance or repair is caused by an Owner or Occupant, in which case the cost is the sole expense of that Owner. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^z An Owner Maintenance Neglect Assessment may be levied against a Lot and Owner when the Association enters a Lot to maintain, repair, remove, or correct an Owner's failure to maintain or a noncompliant improvement. Declaration §§ 5.7 and 7.4 authorize the Association to levy this assessment. 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.

^{aa} An Owner-Caused Maintenance/Repair Assessment may be levied against a Lot and Owner if the need for maintenance or repair of Common Areas or Limited Common Areas is caused by the willful or negligent acts of an Owner, Occupant, family member, guest, tenant, or invitee. Declaration §§ 5.7 and 7.5 authorize the Association to levy this assessment. 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.

^{bb} An Insurance Deductible Assessment may be levied against an Owner for the Owner's responsibility for the Association's property-insurance deductible in connection with a covered loss. Declaration § 8.2(2) requires the Owner to pay the deductible

Governing Document Authorized Fee Schedule (CAA)

share calculated by applying the Living Unit Damage Percentage to the Association policy deductible. The amount is determined under the deductible-allocation formula stated in Declaration § 8.2. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

^{cc} A Vehicle Removal/Towing Cost Recovery charge may be imposed in connection with a parking-rule violation resulting in vehicle removal or towing. Declaration §§ 9.4 and 9.10 authorize vehicle removal for parking violations and authorize the Board to adopt parking Rules, and the Parking Policy provides that violating vehicles are subject to towing or removal at the vehicle owner's expense. The amount is limited to the actual towing, removal, storage, or related third-party cost incurred or charged in connection with the vehicle removal. This charge is cost recovery for a parking-rule violation and should be administered consistently with the Governing Documents and applicable towing law.

^{dd} A Pet Damage Assessment may be levied against a Lot and Owner for damage to Common Area or landscaping caused by the Owner's pet. Declaration §§ 5.7 and 9.5 authorize the Association to levy this assessment. 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.

^{ee} A Common Area Parking Fee may be charged in connection with use of Common Area parking stalls, as authorized by Declaration § 9.10, which does not establish an amount, rate, or schedule for the fee. Accordingly, the fee may be imposed only after the Board adopts a Rule or Resolution establishing the applicable amount, rate, or schedule and includes the fee 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, this fee cannot be charged.

^{ff} A Tenant Enforcement Cost Assessment may be levied against a Lot and Owner for costs incurred by the Association to enforce the Governing Documents against a tenant. Declaration §§ 5.7 and 9.13 authorize the Association to levy this assessment. 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.

^{gg} A Solar-Related Cost Assessment may be levied against a Lot and Owner if an approved solar energy system, including installation, operation, maintenance, or related activity, causes costs to the Association. Declaration §§ 5.7 and 9.14 authorize the Association to allocate those costs to the Owner who requested or benefited from the installation. 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.

^{hh} A Live-Work Expense/Indemnity Cost Recovery charge may be imposed against a Live-Work Unit Owner for utilities and expenses arising from Live-Work use, required insurance obligations, and indemnity, defense, attorney, and expert witness costs arising from commercial activities conducted within the Live-Work Unit. Declaration §§ 5.7 and 9.17 authorize Owner responsibility for those expenses and cost obligations. The amount is limited to the actual costs incurred or owed under the governing-document indemnity and expense obligations. This charge arises pursuant to a recorded governing document and is not subject to Utah Code §§ 57-8a-201 or 57-8a-217.

ⁱⁱ A Noncompliance Removal Cost Assessment may be levied against a Lot and Owner for costs incurred by the Association in connection with noncompliant construction, alteration, or other work, including recording a Notice of Noncompliance, removal, and restoration. Declaration §§ 5.7 and 17.10 authorize the Association to levy this assessment. 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.

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.