

CAT MOUNTAIN HOMEOWNERS ASSOCIATION INC.

CERTAIN FEES AND CHARGES

**Homeowner Monthly Maintenance Assessment**

The monthly maintenance assessment established pursuant to the Declaration of Covenants, Conditions and Restrictions is forty-five dollars (\$45.00) per month.

**Fees Charged for the Resale Certificate and Homeowners Packet**

The Cat Mountain Homeowners Association imposes fees in connection with certain documents which are provided when a lot within the Association is sold. The Association has the authority to do so based on Texas Property Code Section 207.003(c), which states: "A property owners' association may charge a reasonable fee to assemble, copy, and deliver the information required by this section and may charge a reasonable fee to prepare and deliver an update to a resale certificate."

The Association's Manager prepares the following materials, which are included in the documentation for the sale of a lot:

- A Homeowner Packet, which includes Association documents (Covenants, Conditions, and Restrictions; Bylaws; Architectural Guidelines and Standards; Collection Policy; Joinders; Articles of Incorporation; and Articles of Amendment.
- A waiver letter regarding the Association's right of first refusal and Resale Certificate. This letter includes information about the homeowner maintenance assessment and also advises the title agent to collect the Resale Certificate Fee and Homeowner Packet Fee.
- As necessary, additional information about property liens, etc. may also be included.

**Homeowner Packet**

A one hundred and twenty-five dollar (\$125.00) fee is charged for the documents comprising the Homeowner Packet and is included as a closing cost on the buyer's closing statement.

**Resale Certificate**

A one hundred dollar (\$100.00) is charged for the Resale Certificate and is included as a closing cost on the seller's closing statement.

## **Key Deposit**

The Cat Mountain Homeowners Association imposes a deposit fee for the key provided for: (a) access to the swimming pool and (b) access to the tennis court. The deposit fee is ten dollars (\$10.00) per key. A separate deposit fee applies to the swimming pool key, and a separate deposit applies to the tennis court key.

**Treatment of deposit upon the sale of a lot:** Upon the sale of a lot, the deposit for a key will be returned to the selling homeowner if the selling homeowner returns the key to the Association.

## **Architect Review**

The Cat Mountain Homeowners Association imposes a fee for the review by the Association's architect of the final plans for the construction of a house on a lot. The Architect fee is seventy-five dollars (\$75.00) and reimburses the Association for the amount charged by the Association's architect to review the final plans for the construction of a house.