The HAMLETS Homeowners Association

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Property Owner Association (POA) - Fee Structure

The following is The HAMLETS Homeowners Association POA Fee structure adopted by the Board of Directors. The HAMLETS HOA is a self-managed community HOA with the oversight administered by a three (3) member Board of Directors.

SELLER

- The HAMLETS HOA delivers electronic copies of the HOA POA disclosure package (as requested in writing), for an assessment of **$300.00 dollars** per issuance.
    - This Seller (Lot) owner assessment shall be collected at settlement (but can be paid up-front if desired). If settlement doesn't occur within 90 days of packet/inspection delivery date; this assessment will be added to the total assessment liability of the Lot.

- The Seller can request The HAMLETS HOA deliver "**Expedited**" electronic copies of the HOA POA disclosure package (as requested in writing), within 5-days for an additional **$75.00 dollars** fee.

- The HAMLETS HOA external physical **ARB Inspection** of the Lot and structure inspection fee is **$0 dollars**. The HAMLETS HOA external inspection is required as part of the process in formulation and delivery of The HAMLETS POA certification. This document outlines if there are any ARB violations and if all ARB approvals are on file. This process is required as part of the delivery of the POA documents to the Purchaser as part of Virginia state code.

BUYER

- The HAMLETS HOA has adopted a **$400** dollars Buyer Capital Fee. This is a one-time fee charged to the Buyer of the Lot upon settlement.

- The HAMLETS HOA has adopted a **$75** dollars Buyer Admin Fee. This is a one-time fee charged to the Buyer of the Lot to set-up their account upon settlement.

- The HAMLETS HOA will deliver an additional **"updated"** POA disclosure package (as requested in writing), for an assessment of **$100.00 dollars** per copy.

- All purchaser fees shall be collected at time of settlement.