

To: All Tall Tree Property Owners

RE: Assessment Changes

As you may be aware, the Tall Tree Board has changed the way assessments are calculated. This was done because previous boards had not adhered to the rules for assessments as stated in our Covenants, Conditions, and Restrictions. These are our recorded rules and regulations and must legally be followed.

Basically, each lot is responsible for a proportionate amount based on the size of the lot. We have a lot of different sized lots in our subdivision, so the board decided to break it down into 1/10 of an acre since that is the smallest size lots we have. For purposes of calculation, 1/10 acre is 1 unit.

Now we move to the calculations. The maintenance fee and road assessments have always been separate. We have now combined the two in order to simplify the calculation and to provide flexibility when issues arise that need funds. A simple example of the calculation is below:

Lot Size: ½ Acre (.5 Acres or 5 units)

Assessment: \$54.00 per unit - every 6 months.

Assessment Amount: \$54.00 X 5 units = \$270.00 Bi-Annually or \$540.00 Annually

There are variances which can be applied. For example, if you own two lots but one is for a septic spray field, you may apply for a variance (reduction) in the amount for the second lot that is for the spray field. Some others are listed below:

1. A lot that cannot reasonably be built on (has a ravine, drainage channel, etc.)
2. Owner disability (Contact the office for more information)
3. Two or more lots where the house is across all lots
4. Economic hardship
5. A lot that is necessary for a septic spray field.

Once a variance (reduction) is requested, the Variance Committee will review it and present a recommendation to the board. The board will then vote to approve or deny the request. If a variance is approved, the maximum amount will be a 40 (forty) percent reduction in the assessment for that lot.

We sincerely hope that this clarifies the new fee structure. We know that it removes the previous discount structure for multiple lots, but that was not something that could be done legally in the first place. It also ensures that all property owners pay a proportionate and fair share of the dues required to maintain our community.

Sincerely,

Tall Tree POA Board