

Bell Harbor Homeowners Association
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2012 Budget & Fees

1. The Bell Harbor Board of Directors has approved the following guidelines in setting the budget and fee schedule for 2012. *The fiscal year for the Bell Harbor Homeowners Association is January 1 to December 31.*

- The budget is based on the services furnished to homeowners, which will provide for mutual and equitable benefit and the enjoyment of everyone for the current calendar year. Fee levels should be based on benefits and services received.
- Homeowner properties will be categorized as either "primary residence" or "seasonal residence".
- Garbage service and water service fees will be calculated on a proportional basis for primary residence and seasonal residence homeowners. All other costs will be shared equally.
- Rental/multiple user property: Properties rented or used by parties other than the homeowner for fourteen or more days per year will be charged at the rates listed below. The additional fees are used for additional office administration costs, and other added services required. If a party intends to rent a property and bring a boat, the property owner will instruct the party to park the boat and trailer in the designated area near the office.
- ***Boat and PWC slips will be rented to property owners only. Only personal watercraft and boats registered and titled to Bell Harbor property owners will be allowed on Bell Harbor docks. Any violation of this rule will result in all additional fees incurred being assessed to the property owner in violation.***

Fees not paid by **March 31, 2012** will be subject to a 10 per cent per annum service charge starting April 1, 2012. Any fees not paid by August 1 will be subject to legal action. Homeowners utilizing dock services must have all fees paid prior to **March 31, 2012**.

2. Fees for 2012 are listed below. These fees were approved at the 2009 Annual Meeting.

Residence Fees:

- Seasonal Residence - \$810
- Seasonal Residence/no water - \$695
- Primary Residence - \$1010
- Seasonal Use, Multiple-user property/Rental - \$1660 (more than 14 days/less than 6 months)*
- Year-Around, Multiple-user property/Rental - \$2660 (more than 6 months)*

Dockage Fees:

- Homeowner Boat Slip/Hoist In/Hoist Out/Storage - \$675
- Homeowner Boat Slip/Hoist In/Hoist Out/Storage, lifts wider than 120 inches - \$900
- Homeowner PWC Slip - \$300 [owner installs and removes lift]
- Homeowner PWC Slip/Hoist In/Hoist Out/Storage - \$600

The Association is offering the option of PWC hoist installation, removal, and storage for the 2012 season. In addition, all PWC slips will be assigned space on the docks in 2012.

You may or may not be aware that the DNR has revised the dock rules. We will not be able to add any spaces beyond those that we had in 2007. We are allowed a maximum of 108 slips.

All fees are due by March 31, 2012. Fees delinquent after that date are subject to a 1.5 % service charge per month.

*Multiple-user/rental fees apply to properties that are **not** used/occupied by the homeowner as named on the deed to the property.