



**Shepherd's Glen Village Association  
2024-2025  
Schedule of Fees**

<b>Annual Assessment</b>	<b>Determined by the Board annually.</b>	<b>\$1090</b>
<b>New Account Transfer</b>	<b>Establishes a new owner's account in the HOA record.</b>	<b>\$45</b>
<b>Resale Certificate</b>	<p>This form complies with Chapter 207, Texas Property Code and provides information about assessments, judgments, right of first refusal on resale and other information about a property owner's association when a property is subject to mandatory membership in that property owner's association.</p> <p><a href="https://statutes.capitol.texas.gov/Docs/PR/htm/PR.207.htm">https://statutes.capitol.texas.gov/Docs/PR/htm/PR.207.htm</a></p> <p>Upon receipt of payment, the Resale Certificate will be delivered within 10 business days. The information provided is based on the current status of the Association's operations and is subject to change. All requests must be made in writing or email (no phone request will be accepted). Certificates are valid as of the date of issuance.</p>	<b>\$375</b>
<b>Resale Certificate Rush Processing</b>	<p><b>Rush Fee: 5 business day delivery</b></p> <p><b>Rush Fee: 3 business day delivery</b></p>	<p><b>\$425</b></p> <p><b>\$500</b></p>
<b>Resale Certificate Update</b>	<b>An update of the original Resale certificate may be requested within 180 days of issuance of the original Resale Certificate. The update will be delivered within <u>7 business days of receipt of a written request.</u></b>	<b>\$75</b>
<b>Statement of Account</b>	<b>Statement of owner balances owed or paid to the HOA.</b>	<b>\$75</b>

Initial collection letter	If a collection letter is sent to the Owner, the letter is sent by regular and certified mail and a processing fee is charged to the Owner's account.	\$35
Return Check Fee (NSF)	All returned checks are subject to NSF fees.	\$35
Late fee  (applied to any outstanding 30 days + invoices)	Non-Negotiable Late Fee <i>(Delinquent Accounts 30 days past due. Fee accumulates for each month up until 90 days - it then goes before the Board for review for additional fees &amp; steps available to the Board.)</i>	\$35 for each 30 days late up to 90 days.
Architectural Review Application  ***Please review the Builders Agreement for fees associated with building your home.	In accordance with the recorded Covenants, Conditions and Restrictions of the Association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvements of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc. submit an application and plan of the proposed improvements to the Village Standards Committee prior to initiating work on the planned improvements.	\$25
Convenience Fee (Credit Card Payment)	Credit Card payment option is available upon request. <i>(info@shepherdsglensalado.com)</i>	5% of the total charge
Copies	Copies of HOA Documents <i>(These are available electronically at shepherdsglensalado.com. Copies are upon request and payment must be made prior to printing.)</i>	\$0.10 per page
Community Workday	Two Community work days a year - cleaning up the common areas of Shepherd's Glen. <u>This is an in-person clean-up day only. If you are unable to attend, the fee is applied.</u>	\$100 per work day

<b>**Common Area Landscape Maintenance</b>	<p>Owners can opt-in to this program which helps maintain the Common areas within Shepherd's Glen and keeps the cost of using a landscaping service to a minimum. <u>*Those that do not opt in will pay the fee in lieu of.</u></p> <p>Please review the Owner Common Area Landscape Maintenance Policy.</p>	<b>\$500</b>
<b>***Builder's Fees</b>	Please review the SGVA Builder's Agreement for fees.	

**\*\*Please see the Common Area Landscape Maintenance Policy for rules regarding this program.**

**\*\*\*Please review the Builder's Agreement for fees associated with the construction of your home.**

### **Violation Fines**

The Board has adopted the following general schedule of fines. The number of notices set forth below does not mean the Board is required to provide each notice prior to exercising additional remedies as set forth in the Restrictions. The Board may elect to pursue such additional remedies **at any** time in accordance **with applicable** law. The Board **also** reserves the right to set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation:

<b>Notice of Violation</b>	<b>Time to Cure</b>	<b>Fine</b>
<b>1st Notice</b>	<b>14 Days</b>	<b>No Fine</b>
<b>2nd Notice (same violation)</b>	<b>10 Days</b>	<b>\$50</b>
<b>3rd Notice (same violation)</b>	<b>10 Days</b>	<b>\$100</b>
<b>Continuous Violation Notice</b>	<b>None</b>	<b>Action TBD by Board</b>
<b>****Uncurable Violation</b>	<b>None</b>	<b>TBD by Board</b>

**\*\*\*\* a violation is considered incurable if the violation has occurred but is not a continuous action or is a condition that is capable of being remedied. Some examples include threat to health & safety; alteration of property in violation of the Association's dedicatory instruments; damage to Association property.**