



Solamere Homeowners Association

2024 Schedule of Assessments, Fees and Fines

The Board of Trustees (the “Board”) of the Solamere Homeowners Association (the “HOA”) adopts this Schedule of Assessments, Fees, and Fines in accordance with Section 9.01 of the HOA’s Bylaws as part of the HOA’s governing documents effective July 27, 2024. The assessments, fees and fines may be adjusted by the Board of Trustees as needed, and the procedures will be adjusted as permitted by Utah law.

Annual Assessment: Each lot in Solamere will be billed the Annual Assessment on March 1 of each year, payable by April 1. After May 1, a late fee of \$20 per month will accrue until the annual assessment and late fees are paid in full. If the annual assessment is not paid by July 1, a lien will be placed on the Lot. The annual assessment includes Solamere Oaks Swim & Tennis Club (SOSTC) dues of \$700, which are determined and periodically changed by the SOSTC, but collected by the HOA. The Annual Assessment is set each year at the Annual Meeting and therefore subject to change.

Realty Transfer Fee: The fee to transfer title is \$500. It is the seller’s obligation to ensure this fee is paid.

Architectural Plan Review Fee Structure

The following fees will be charged for architectural review and approvals. The purpose is to have the actual costs and expenses of the Review Process fully funded by the associated Architectural Review Fees. The Architectural Committee uses the services of an architect as a Consultant, therefore, additional hourly fees may be charged by the Consultant for incomplete submittals.

New Construction Plan Review Fee	\$2,500 Plus Cost*
• New Home Construction • Other New Structure	
Minor Landscape/Exterior Changes (Existing Owners)	NO FEE
• Changes to Exterior colors • Roof Shingle Replacement • Simple Landscape Requests	
Minor Exterior Remodel and Upgrades (Existing Owners)	\$750 Plus Cost*
• Exterior door and/or window placement changes • Changes to siding material • Major landscaping changes not altering Lot topography	
Major Landscape/Exterior Remodel (Existing Owners)	\$1,750 Plus Cost*
• Alterations to any building footprint • Changing/adding retaining walls or patios • Any change altering the topography of a Lot	
Plan Resubmission Fee	\$350 Per Resubmission

***Plus Cost:** Owners will be billed additional Review Fees for any expenses reasonably incurred by the HOA beyond the above-stated Architectural Plan Review Fees.



CC&Rs & Homeowner Rules Non-Compliance Fine Schedule

Owners may be fined for violations of the Solamere governing documents pursuant to Article VII Section 2 of the Third Amended and Restated Declaration, and the Utah Community Association Act § 57-8a-208.

1st Violation	Written Notice of Violation – 48 hours to cure violation
Uncured or 2nd Violation	Initial fine assessed (\$100) – 10 days to cure violation until next fine assessed
Uncured or 3rd Violation	Next fine assessed (\$300) – 7 days to cure violation until next fine assessed
Uncured or 4th + Violation	Next fine assessed (\$500) – 7 days to cure violation until next (\$500) fine is assessed – Maximum fine of \$500 per month

*All fines assessed will incur a late fee of \$10 per day and interest at a rate of 10% per annum.

Rental Non-Compliance Fine Schedule

Rentals are the only permitted business use of a Solamere home, thus, owners are expected to know and comply with the Solamere Homeowner Rules and must ensure that their tenants do so. If an Owner, or their tenant, fails to comply with the Solamere Homeowner Rules regarding Rental Period, Rental Use, Rental Occupancy, Rental Agreements, or Notification of Intent to Rent (collectively, the “rental Rules”), the HOA may assess fines as outlined below.

1st Violation	Written Notice of Violation – 48 hours to cure violation
Uncured or 2nd Violation	Initial fine assessed (\$1,000) – 10 days to cure violation until next fine assessed
Uncured or 3rd Violation	Next fine assessed (\$2,000) – 7 days to cure violation until next fine assessed + up to 12 months prohibition from renting
Uncured or 4th + Violations	Next fine assessed (\$3,000) – 7 days to cure violation until next (\$3,000) fine assessed + up to 12 months prohibition from renting

All fines assessed will incur a late fee of \$10 per day and interest at a rate of 10% per annum. Three (3) or more violations of any Rental Rule may result in the suspension of an Owner’s right to rent their home for a period of up to 12 months from the date of the last violation.