

Westcliff Condo

Fee Schedule

Approved by the Board of Directors on April 28th, 2026

Monthly HOA Dues

The monthly owner maintenance fee is due on the 1st of each month. A grace period will be granted until the 9th of the month. Late fees shall be \$25 per occurrence and will be billed to the unit owner.

Key to the apartment entrance door locks.

Key for the front door must be kept on file with the management office for each unit for emergency and safety access. If the onsite manager does not possess a key and must enter the premises, then the locksmith will be hired and the cost of re-keying the door plus a \$100 handling fee will be charged to the owner's account.

Smoke alarm inspection and access

Smoke alarm inspection is performed once a year. Replacement of a removed smoke alarm will be billed to the unit owner at a cost determined by the inspection company. In addition, a handling charge of \$100 will be added to the cost. If the inspector is not able to access the apartment and must reschedule a visit - \$100 handling fee will be charged per each occurrence.

Pool Key

Replacement or additional key is \$250 per key. The unit owner is responsible for obtaining the key from the renters at the time of moving out, and maybe responsible for paying the cost of re keying the lock and supplying all the unit owners with the new keys.

Building Key

Replacement or additional key is \$100 per key.

Additional storage

Large square and large upright units are \$35 per month. Smaller units are \$25 per month.

Plumbing, Electric, or AC professional inspection of owner-maintained elements:

- Electrician: \$140 / hr
- Plumbing and HVAC from \$150 to \$200 depending on the complexity and time spent diagnosing.
- Above fees will be charged if Westcliff contractors are called for an inspection and the issue is determined to be caused by private apartment-maintained element.

Parking Fees:

Each apartment includes free parking for one moving vehicle per bedrooms occupied.

- Studio allotted one.
- Two bedrooms allotted two.
- Three bedrooms allotted three.

- \$100 / month per vehicle parking fee is incurred for any moving vehicle parked on premises in excess of stated limit above.

Support Animal or ESA Special Accommodation Application Fee:

\$100 per application. Refundable if approved.

General non-compliance fining fee schedule:

Fees will be billed to the unit owner account:

- a) First notice: provides written notice of the violation and a warning of a fine if no corrective action has occurred within 7 days of the 1st notice.
 - b) Second notice: If the violation is ongoing after 7 days from the date of the first notice a second notice will be sent to include a penalty and enforcement fee of \$25
 - c) Third notice: If the violation is ongoing after 7 days from the date of the 2nd notice a third notice will be sent to include an additional penalty and enforcement fee of \$100.
- Fourth and final notice: If the violation is ongoing after 7 days of the 3rd notice, a fourth and final notice will be sent to include an additional penalty and enforcement fee of \$500 per month. This penalty will be enforced until further legal action is satisfied. Legal fees and interest shall be charged to the unit owner account.

Title Transfer Fee

\$350