

PALMER LAKE BEACH CLUB Inc. (PLBC)

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HOA Information for Purchasers/Title Companies

Effective: 2024-12-10

The following is provided to potential purchasers, title companies or attorneys working on a sale or purchase of a property in Palmer Lake:

Annual Dues/Fees:	\$180.00, increasing to \$230.00 per fiscal year on July 1, 2025 (Invoiced to members late May 2025 for the year)
Fiscal Year/Billing:	Fiscal year is July 1 to June 30 th . Invoices are typically mailed in May of each year in advance of the fiscal year. Dues are paid in advance.
Transfer Fees:	\$200.00 ownership transfer fee paid by new owner at closing.
Reserve Fees to New Owners:	None currently in effect.
Special Assessments:	None currently in effect.
Planned Special/Future Assessments:	None currently contemplated.
Association First Right of Refusal:	None.
Trash Services:	Individually provided and contracted for. Not HOA provided.
Water Service:	Individually provided and contracted for. Not HOA provided.
Sewer Service:	None. All lots served by individual on-site septic systems.
CC&R's:	Bylaws and Declaration are downloadable at HOA site.
HOA Payee & Mailing Address:	See heading.

PLBC does not email or mail Board/Member Meeting Minutes, Bylaws and Declarations. They are downloadable from www.palmerlakebeachclub.com

PLBC does not provide PLBC financial statements to non-members (owners). Purchasers, title companies and attorneys should contact the property owner. In special cases, contact the HOA.

By policy, PLBC does not fill out title company questionnaires or forms, because there are many different formats and forms for each title company. PLBC provides the information via this document, our website, and upon email to us, we will provide the account statement after confirmation approval from the property owner.