

LAKE LOUISE CHRISTAIN COMMUNITY (LLCC)

Schedule of Fees

<u>ACTIVITY</u>	<u>Fee</u>
Cottage & LLCC Building Lot Purchase Fees	
• Lake Louise Christian Community Buy-In Fee	\$190 x Building-lot lakefront footage
• Lease \$ Lease Transfer Fee	\$500 + LLCC's attorney fees
Building & Construction Fees	
• Building Permit Application Fee	\$125
• Failure to Complete Building Permit Process	\$250
• Building Construction Time Period Violation Fee	\$250/month delayed
Building Lot Line Marker Fee	
• Boundary Marker Placement (per lot line) Fee	\$125
Memorial Garden Fees	
• Inhumation & Name Plate Fee	\$300
• Memorial Tree Fee	\$200
Tree Removal Without Permission (per removed tree) Fee	
• 1st instance, involving 3 or less trees: \$500/tree + Restitution	
• 2nd instance within 36 months, or initial 4-6 trees: \$750/tree + Restitution	
• 3rd instance within 36 months, or initial 7+ trees: LLCC BoT action	
(LLCC BoT actions will consider fine, restitution, lien, lease termination)	
• Restitution will be determined as indicated below- • If possible, trees will be replanted with a tree of the same species and approximately the same size. Replanting must be completed by nursery or landscaping staff approved by Lake Louise Christian Community.	
• If replanting is not possible due to the size, age or location the valuation will be determined as 2x the value as determined by a registered forester or a certified arborist. The cottager will be responsible for costs associated with the hiring of an individual to determine the value.	
• The lessee will be responsible for costs associated with the hiring of the professional to determine the value of the damaged trees. The lessee is responsible for ongoing care and vitality of the replanted trees - replanting with same at their expense any which fail in their first 10 years	
Delinquent Tax Payment Fee	
• During 1 st month of tax delinquency	10% of overdue tax
• At time of 1 st notice of tax delinquency (1 month overdue)	10.5% of overdue tax
• At time of 2 nd notice of tax delinquency (3 months overdue)	11.5% of overdue tax + \$300
• At time of 3 rd notice of tax delinquency (6 months overdue)	13.0% of overdue tax + \$500
• Direct payment by LLCC of tax to Hudson Twp/Charlevoix County	10% of overdue tax

Local Property (Building) Tax:

- Direct payment by LLCC to cover lessee's tax obligation 10% of overdue tax to Hudson Township Charlevoix County
- At time of 1st notice of tax delinquency (1 month overdue) 10.5% of overdue tax
- At time of 2nd notice of tax delinquency (3 months overdue) 11.5% of overdue tax + \$300
- At time of 3rd notice of tax delinquency (6 months overdue) 13.0% of overdue tax + additional

Dumpster Fines

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| • 1 st time offense | \$100 |
| • Subsequent Offense | \$400 each time |

Returned Check Fee	\$50
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Appeal of a Board of Trustees Decision re. Property Lease

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| • Fee for Filing an Appeal | \$25 |
| • Bond Required for an Appeal | \$400 (held in escrow) |