

Lexington Court Homeowners Association Inc.  
155 Lexington Court Stephens City, VA 22655

2009 Annual Assessments  
Invoice for 2010

**\$48.00 Monthly**

Due on the First day of each  
Month

**\$15.00 Late Fee**

Late fee added on the 11<sup>th</sup> day of month,  
or to any Balance due.

Full payment \$ 576.00

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**Make the check payable to Lexington Court**

Use the Drop Box or  
Mail your payments to:  
155 Lexington Court  
Stephens City, VA 22655

**See the budget to know what your assessments pay.**

**We will not** send monthly bills, as to save money this will cut back on postage and office supplies. **If you are late or have a balance due** we will send an invoice, a late fee will be added, and this will not be waived. (See fee list attached.)

Remember to mail or use the Drop Box for your payments. Again, make the check to your Association, **Lexington Court HOA**.

Keep this paper for your records.

Make sure your address is on your check or money order.

Please call with any questions or concerns.

Misty Miller  
(540)662-2300  
Accounts Manager  
Cambridge Companies

Lexington Court 2010  
155 Lexington Court Stephens City, VA 22655

*PLEASE READ YOUR BY-LAWS AND RULES.*

*Violation of any Association policies or rules.*

*\$10.00 Per day or \$50.00 Per single offense §55-79.84*

The homeowner is responsible for the action of the guests/renters and is the only one the association may bill. (Per Virginia State Code.) All owners have the right to a hearing. If the owner is billed for a violation they will be given a hearing date. We will do the best to fit all parties schedule. Any owner that has a problem or a complaint please put it in writing.

2010 Assessments / Dues \$48.00 Due date: 1<sup>st</sup> of each month.

Late fee of \$ 15.00 on the 11<sup>th</sup> of the month. (New date 2010)  
Late fee are added to any balance due.

NSF Checks \$35.00 per check.

Collection fee \$50.00 @90 days past due on assessments.

Letter of intent to lien - \$50.00

Lien - \$100.00

Remove the lien at full payment - \$75.00

Per lien, plus the court fee or copies, postage for the certified mail will be added to the balance due.

Disclosure packs \$60.00 (Seller) paid at closing.

Property inspection \$50.00 (Seller) July 1 2008 (HB516) this is done just before closing by management. Any violations, changes to the home or violation of the rules must be taken care of before the closing date. To be checked are the doors, windows, fences, landscaping, walkways, the outside of the home only. Paid at closing.

Copies of the By-laws \$25.00 Copies \$1.00 per page.

No fee will be charged for your insurance company and will be mailed to the insurance company or faxed (just the pages on insurance).