



REGENCY AT TEN TRAILS OWNERS ASSOCIATION

Assessment & Fee Schedule | Board Adopted August 5th, 2026

ASSESSMENTS	
Monthly Assessment (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Regency at Ten Trails Owners Association, Article XV.B.3.)	\$185
PROPERTY TRANSFER FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)	
Upfront Fees	
Initial Working Capital Contribution (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Regency at Ten Trails Owners Association, Section 16.17)	\$400
Initial Reserve Contribution (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Regency at Ten Trails Owners Association, Article XV.E.)	\$400
Builder Transfer Fees	
Declarant to builder & builder to builder unit transfer (Cohere Community Management Services Agreement 2026)	\$100 per transfer
Resale Transfer Fees	
Transfer Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Regency at Ten Trails Owners Association, Article XV.F.)	\$225
Resale Certificate Fee (Cohere Community Management Services Agreement 2026)	\$225
Third-Party Conveyance Processing Fee	\$50
DELINQUENCY & LEGAL FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)	



(First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Regency at Ten Trails Owners Association) (Rules and Regulations for Regency at Ten Trails Owners Association)		
Late Interest (due in full by the 15th) (Collection Policy for Regency at Ten Trails Owners Association)	12% per annum	
Late Fee (due in full by the end of the month) (Collection Policy for Regency at Ten Trails Owners Association) 17.9	25% of the unpaid	
Foreclosure Monitoring Fee	\$75	
Collection Demand Letter Fee	\$75	
Collection Pre-Lien Letter Fee	\$125	
PROPERTY SETUP FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)		
Lender Documentation Fee	\$100	
Admin Set up Transfer Fee	\$75	
Payment Plan Administrative Fee	\$50	
Resale Transfer Rush Fees A. Expedite (72 Business Hours) B. Priority (24 Business Hours)	\$150 \$300	Per rush
Resale Update Fee (after 30 days)	\$50	
FINE SCHEDULE		
Violations of the Rules and other Governing Documents	Visit Exhibit B to Rules and Regulations for Regency at Ten Trails Owners Association	