

**The Overlook**  
**Fee Schedule**  
1/1/2025

Homeowners Association Fees

Architectural Fee – One time fee due with submittal of construction plans for review and approval by the Architectural Control Committee.	\$ 150.00
CMDC Deposit – Construction material and debris clean up deposit.	\$ 500.00
Annual Dues - Fee used for maintenance fund for roads and neighborhood improvements paid per lot per year.	
Developed Lot	\$ 150.00
Undeveloped Lot	\$ 75.00
Disclosure Certificate	\$ 150.00

Water Cooperative Fees

Service Connection & Meter Installation Fee – One time fee payable to the cooperative - \$680.00 plus Gross Receipts Tax currently at the rate of 6.125%.	\$ 721.65
Membership Setup & Transfer Fee – New members pay to the cooperative \$100.00 plus Gross Receipts Tax currently at the rate of 6.125%.	\$ 106.13
Block 3 Hook-up Fee – One time fee payable to the cooperative upon purchase of a Block 3 lot - \$5,000.00 includes Gross Receipts Tax.	\$5,000.00

Water Rates

\$10.00 per month for undeveloped lots. Due Quarterly.  
\$30.00 per month for first 5,000 gallons used. Due Monthly.  
\$ 7.00 for each additional 1,000 gallons up to 7,000.  
\$ 9.00 for each additional 1,000 gallons up to 10,000.  
\$12.00 for each additional 1,000 gallons up to 20,000.  
\$22.00 for each additional 1,000 gallons over 20,000.