

**KEOWEE KEY PROPERTY OWNERS' ASSOCIATION, INC.
KEOWEE KEY UTILITY SYSTEMS, INC.**

The Annual Capital and Club Debt assessments will be due in total in January. The Operations assessment will be due quarterly with the exception of the Single Amenity Support Subsidy (SASS) which will be billed at the rate of \$70.00 per month. Additionally, the 2005 Major Capital assessment will be billed and due quarterly at the rate of \$58.25 per quarter for IPOs and ALOs, and \$17.75 per quarter for UPOs, while the 2011 Major Capital assessment approved in August 2011 will be billed and due quarterly at the rate of \$55.00 for IPOs, ALOs and UPOs. The assessments will be billed early in the months shown and due by the last day of the month:

2012 ASSESSMENT SCHEDULE

Improved Property Owners

Unimproved Property Owners

Billing / Due Date	Improved Property Owners							Unimproved Property Owners					
	Operations	Amenity Support Subsidy	Club Debt	Annual Capital	Major Capital Phase 1	Major Capital Phases 2 & 3	Total Assessments	Operations	Club Debt	Annual Capital	Major Capital Phase 1	Major Capital Phases 2 & 3	Total Assessments
Jan	\$ 438.50	\$ 70.00	\$150.00	\$ 45.00	\$ 58.25		\$ 761.75	\$ 318.75	\$150.00	\$ 45.00	\$ 17.75		\$ 531.50
Feb		70.00					70.00						-
Mar		70.00				55.00	125.00					55.00	55.00
Apr	438.50	70.00			58.25		566.75	318.75			17.75		336.50
May		70.00					70.00						-
Jun		70.00				55.00	125.00					55.00	55.00
Jul	438.50	70.00			58.25		566.75	318.75			17.75		336.50
Aug		70.00					70.00						-
Sep		70.00				55.00	125.00					55.00	55.00
Oct	438.50	70.00			58.25		566.75	318.75			17.75		336.50
Nov		70.00					70.00						-
Dec		70.00				55.00	125.00					55.00	55.00
Total	\$1,754.00	\$940.00	\$150.00	\$ 45.00	\$233.00	\$ 220.00	\$3,242.00	\$1,275.00	\$150.00	\$ 45.00	\$ 71.00	\$ 220.00	\$1,761.00

Amenity Lot Owners pay the equivalent of Improved Property Owner assessments. Amenity Lot Owners are responsible for the dining minimum.

(Please note that condo & townhouse owners also have individual association assessments.)

Effective December 1, 2007, all transfers of property (with certain defined exceptions) will be subject to a New Owner Capital Assessment of \$2,500 payable by the new owner. Such funds will be dedicated for the repair and replacement of community capital assets. (Please refer to the KKPOA Protective Covenants and Bylaws for a full description of this assessment and the partial deferral option for the purchase of unimproved property.)

KEOWEE KEY UTILITY SYSTEMS FEES:

Account Transfer Fee	\$ 35.00
Availability Fee (<i>Unimproved Lots</i>)	\$ 51.00 /quarter
Tap Fees (<i>New Construction</i>)	
Water \$750.00 and Sewer \$750.00	\$ 1,500.
System Impact Fees (<i>New Construction</i>)	\$ 3,000.
Solar Drying Project/Bi-Monthly	\$ 8.00
2007 WWTP Improvements/Bi-Monthly	\$ 16.00
Water Disconnect Fee	\$ 20.00
Water Reconnect Fee	\$ 20.00
Monthly Minimum for a Disconnected Property	\$ 32.00
Minimum Bi-Monthly Water	\$ 44.00 (6,000 gals. or less)

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(Plus \$3.15/1,000 gals. above 6,000 gals.)

Minimum Bi-Monthly Sewer \$ 83.00 *(flat rate)*

(Minimum Bi-Monthly KKUS Bill Using 6,000 Gallons or Less - \$151.00.)

KEOWEE KEY PROPERTY OWNERS' ASSOCIATION, INC. FEES:

COMMITTEE FOR ARCHITECTURAL REVIEW AND THE ENVIRONMENT:

See Section IV.C. for Schedule of Fees and Fine Schedule.

PROJECT SERVICES/HANDYMAN FEES:

First Hour	\$	46
Hourly Rate Per Person <i>(after 1st hour)</i>	\$	23
Minimum Charge <i>(30 minutes or less)</i>	\$	23

TRASH SERVICE FEES – ANNUAL:

Trash Pick-Up <i>(2 times per week)</i>	\$	180	/year
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(Household waste only. Call Project Services for special pickups, such as moving boxes).

STORAGE FEES - ANNUAL:

Boat Storage	\$	120	/year
Motor Home Storage	\$	120	/year

GOLF FEES:

Annual User Fees: <i>(All prepaid user fees included as a result of paying the Single Amenity Support Subsidy of \$840/year by Improved Lot Owners and Amenity Lot Owners).</i>	None
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Per Round Golf Fees *(covering course & cart, if desired):*

Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$	18.00	/18 Holes
Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$	10.00	/ 9 Holes
Unimproved lot owners and their out-of-area guests	\$	60.00	/18 Holes
Unimproved lot owners and their out-of-area guests	\$	36.00	/ 9 Holes
Local guests - <i>(within 40 mi. of KK M,T,W,Th) (Non Holiday)</i>	\$	65.00	/18 Holes
Local guests - <i>(within 40 mi. of KK, M,T,W,Th) (Non Holiday)</i>	\$	40.00	/ 9 Holes
Local guests - <i>(within 40 mi. of KK, F,S,Su & Holidays)</i>	\$	70.00	/ 18 Holes
Local guests- <i>(within 40 mi. of KK, F,S,Su & Holidays)</i>	\$	45.00	/ 9 Holes
Short term Renters and guests- <i>M,T,W,Th (Non Holiday)</i>	\$	65.00	/ 18 Holes
Short term Renters and guests- <i>M,T,W,Th (Non Holiday)</i>	\$	40.00	/ 9 Holes
Short term Renters and guests- <i>F,S,Su & Holidays</i>	\$	70.00	/ 18 Holes
Short term Renters and guests- <i>F,S,Su & Holidays</i>	\$	45.00	/ 9 Holes

Twilight Golf Fees *(covering course & cart, if desired):*

Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$	15.00	/18 Holes
Improved lot owners, amenity lot owners, immediate			

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family, long term renters and out-of-area guests*	\$ 9.00	/ 9 Holes
Unimproved lot owners and their guests	\$ 45.00	/18 Holes
Unimproved lot owners and their guests	\$ 30.00	/ 9 Holes
Local guests – (within 40 mi. of KK, M,T,W,Th) (Non Holiday)	\$ 50.00	/18 Holes
Local guests – (within 40 mi. of KK, M,T,W,Th) (Non Holiday)	\$ 35.00	/ 9 Holes
Local guests – (within 40 mi. of KK, F,S,Su & Holidays)	\$ 55.00	/18 Holes
Local guests – (within 40 mi. of KK, F,S,Su & Holidays)	\$ 40.00	/ 9 Holes
Short term Renters and guests– M,T,W,Th (Non Holiday)	\$ 50.00	/18 Holes
Short term Renters and guests– M,T,W,Th (Non Holiday)	\$ 35.00	/ 9 Holes
Short term Renters and guests– F,S,Su & Holidays	\$ 55.00	/18 Holes
Short term Renters and guests– F,S,Su & Holidays	\$ 40.00	/ 9 Holes

Tournament:

Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$ 18.00
Unimproved lot owners, short term renters, and local guests	\$ 28.00

Club Storage:

Included

Annual driving range:	\$ 165.00
Driving range – medium bucket of balls	\$ 2.75

Locker:

Large	\$ 75.00
Small	\$ 45.00

**Out-of-area guests of either improved lot owners or renters are those that live beyond 40 mi. of KK based upon zip code. For these guests, a verification will be made. All long term renters of KKPOA Improved Property will be charged the Improved Lot Owner rates since the owners of the rental properties are also paying the Single Amenity Support Subsidy.*

Note: All guests and renters are subject to a 5% South Carolina Sales Tax on golf fees.

FITNESS & RACQUET CENTER FEES:

Fitness & Racquet Center – Improved Property Owners (Fitness / Swim / Tennis)	None
Immediate family and out-of-area guests of IPOs and ALOs	None
Full-time Employees of KKPOA, KKUS, or contract security employees	None
Part-time Employees	\$ 30.00 /month
Personal Training (Single)	\$ 30.00 /session
Personal Training (Couple)	\$ 40.00 /session
Unimproved Property Owners	\$ 15.00 /day
Daily Rate – Family Maximum*	\$ 45.00 /day
Local Guests Use Fee*	\$ 18.00 /day

Short-term Rental Guests:*

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Daily Use Fee	\$ 10.00	/day
Weekly Pass	\$ 25.00	/week
Monthly Pass	\$ 55.00	/month
Marina Villa Tennis Courts	None	

BOATING:

Boat Dock Rental Fee:

Boat Slip Rental	\$ 700.00	/year
Boat and Trailer Storage Fee	\$ 120.00	/year
Canoe Rack Rental Fee	\$ 90.00	/year
Gas Key <i>(new or replacement)</i>	\$ 7.50	
Failure to return key	\$ 10.00	

Canoe/Kayak Rental:

Canoe/Tandem Kayak:

Any Day	\$ 10.00	/hour
Weekday – All Day <i>(Weekdays)</i>	\$ 50.00	/day
Weekend – All Day <i>(Weekends)</i>	\$ 75.00	/day

Single Kayak:

Any Day	\$ 7.00	/hour
Weekday – All Day <i>(Weekdays)</i>	\$ 35.00	/day
Weekend – All Day <i>(Weekends)</i>	\$ 50.00	/day

Boat Rental:

Off Season Hours

Full day <i>(8:30 a.m. to 4:30 p.m.)</i>	\$ 125.00
Half day <i>(8:30 a.m. to 12:15 p.m.)</i>	\$ 100.00
Half day <i>(12:45 p.m. to 4:30 p.m.)</i>	\$ 100.00

Seasonal Hours

Full day <i>(8:30 a.m. to 4:30 p.m.)</i>	\$ 125.00
Full day + extended evening <i>(8:30 a.m. to 8:00 p.m.)</i>	\$ 150.00
Half day <i>(8:30 a.m. to 12:15 p.m.)</i>	\$ 100.00
Half day <i>(12:45 p.m. to 4:30 p.m.)</i>	\$ 100.00
Half day + extended evening <i>(1:00 p.m. to 8:00 p.m.)</i>	\$ 125.00
Sunset Cruise <i>(5:00 p.m. to 8:30 p.m.)</i>	\$ 80.00

Late return fee

\$ 50.00

Maintenance Program Fees:

Boating Basic Maintenance Fee \$ 60.00

*(Operable boats only – to and from service; dock-to-dock or ramp service – by water.
Same fee if boat is on trailer and Boating transports.)*

Surcharge for pull-out service, dock to ramp pull-out \$ 25.00

*(No pull-out fee will be charged by the service provider for trailered boats.
This service is available for the Boat Maintenance Program providers.)*

Surcharge for transport/return from other

location \$ 25.00 /hour

Towing fee for inoperable boats (one-way) \$ 50.00 /hour

(Justification: 2 attendants required – fuel

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Towing fee for inoperable boats (one-way) <i>(Justification: 2 attendants required – fuel expense)</i>	\$ 50.00 /hour
	\$ 100.00 minimum
Pulling boat to power washing location (two-way)	\$ 50.00
Battery installation (your location)	\$ 25.00 /service

THE CLUB AT KEOWEE KEY:

Unimproved Lot Owner Surcharge* 14%

* Based on results of prior 12-months (Oct. 1-Sept. 30) actual experience.

ADMINISTRATIVE:

General:

Copying Services <i>(Coin Operated)</i>	\$.10 <i>(per copy)</i>
Sending Fax	\$ 2.00 <i>(first page)</i>
	\$ 1.00 <i>(each additional page)</i>
Scan and E-mail Document	N/C
Receiving Fax	\$ 1.00 <i>(per page)</i>

Color Printing:

Paper <i>(if supplied by IT Department)</i>	\$.01 /sheet
Black ink	\$.06 /sheet/side
Color ink	\$.24 /sheet/side
Folding	\$.10 /sheet

Access Control:

Gate Access Stickers	\$ 25.00 /Sticker
Portable Gate Cards	\$ 37.00 /Card

Processing Fees:

Exempt Lot Processing Fee	\$ 250.00
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Facility Clean-up Charge: \$ 25.00

Community Parks *(Chestnut Point, Laurel Park, Spinnaker Cove)*, Garden Facilities, Leisure Trail, and Leisure Trail Shuffleboard Courts are available for property owner use at no charge; however, there is a charge of \$25 per hour for clean-up, if required.

Other:

Keowee Key Directory <i>(additional copies)</i>	\$ 6.50 <i>(each)</i>
Patrol Service Fee	\$ Call for quote *

*(*Minimum charge is for two (2) hours)*

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Obtaining Information:

Includes: Requests for access to Association books and records; address labels; listing of property owners; photocopying of documents, books, and records.

Charges:

\$.10 – per copy for any copies other than copies of material available to all property owners.

\$50.00 – per set for labels, or any portion thereof.

Labor and materials charges billed per hour or any increment thereof, per person, for services requested of staff that are not a service provided to all property owners, such as researching requested information or reproducing documents.

PAID ADVERTISING RATES - CHANNEL 15

General Specifications and Guidelines:

Maximum Cycle Time	approx. 20 minutes
Maximum Time Duration per Advertising Panel	15 seconds
Maximum Time Duration per Video	30 seconds
Number of words for best reading	30 to 35
Number of lines (<i>with logo or picture, reduce accordingly</i>)	8 to 10

Commercial Advertising Single Panel:

Monthly With Variances	\$ 60.00 / month
Each Additional Panel with Variances	\$ 50.00 / month
Annual Contract with Variances – 10% discount	\$648.00 / year
Annual, Each Additional Panel, with Variances	\$540.00 / year
Monthly With No Variances	\$ 50.00 / month
Each Additional Panel, No Variances	\$ 40.00 / month
Annual Contract, No Variances – 10% discount	\$540.00 / year
Annual, Each Additional Panel, No Variances	\$432.00 / year
Commercial Advertising Silent MPEG Video:	
Monthly	\$150.00 / month
Annual Contract – 10% Discount	\$ 1,650 / year
Weekly	\$ 20.00 / week
Daily	\$ 5.00 / day

Community Advertising:

Birthday / Anniversary Greetings	\$ 3.00 / day
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