

Maintenance Fee Questions Most Frequently Asked

What benefit do I get from paying my Maintenance Fee every year, no one mowed or cleaned my lot?

These fees were established to maintain the infra-structure and provide at no charge to citizens:

- Free Brush Service every Saturday
- Quarterly Cleanups (4)
- Common areas, such as Parks and Recreation
- Street Lights and Various Signs (Children at Play, etc)
- Community Activities for Families

Does every section pay a Maintenance Fee? What is the yearly fee amount per lot?

No not every section pays maintenance fees.

\$30 assessed on the size lots requiring only one to build on

\$15 assessed on the size lots requiring two (2) to build on

\$0 assessed on the acreage and commercial lots

All fees are **billed to the owner of record on an annual basis**, usually in the 3rd Quarter each year.

Why does the City collect if the developer established the Maintenance Fee and they have left?

A form of revenue established for in the “Protective Covenants” or “Deed Restrictions”, as a contract between the property owner and Developer, as the custodian, and passing responsibility on to the City as Administrator to collect the Maintenance Fees, without the ability to change it.

Who decided a Maintenance Fee was needed?

Maintenance Fees were establish by the developers of Morgan’s Point Resort 12 years prior to it’s incorporation as a City. Soon after the developers moved on to other endeavors, the citizens of our community realized that the approximate \$90,000 generated by this maintenance fee could not cover the expenses required to maintain the 34 miles of roads, public areas and community buildings. Upon this discovery, our citizens voted to incorporate as a City in order to establish a local governmental body and provide for a local taxing entity. Therefore, the city assessed a tax rate that was added to support the Maintenance Fees. This fee paid by property owners offsets the ad valorem tax rate by approximately ten cents per \$100 evaluation and helps to maintain our property values.

When will the City eliminate the Maintenance Fees?

The numbers clearly show that the burden of elimination of such fees on the homeowner would cost much more than the maintenance fee itself. At some point in the future there may be an ample number of homeowners to offset the maintenance fees, but that will be many years in the future. In other words, to eliminate the Maintenance Fees now, would mean the \$90,000 collected would have to be made up by the current 1,634 homeowners. If that were to occur, each homeowner would have an additional \$55.21 per lot in taxes as opposed to the \$30 now paid by each property owner.

Please refer to your Deed of Covenants (provided in your closing documents) for additional information.