

SCVHOA FEES

Updated 11/26/19

Annual Assessment	\$700.00
Water Connection Fee	\$5,000.00
Architectural Plan Review	\$100.00
Road Cut Fee (non refundable)	\$1,000.00
Subdivision Impact Fee	4000.00 *
Sewer	Please contact Bear River Sanitation
Power	Please contact Rocky Mountain Power
Telephone	Please contact CentraCom

* \$2000.00 of the Subdivision Impact Fee will be refunded when all CC&R requirements are adhered to and a written request is presented to the SCVHOA Manager for an inspection and refund. No partial refunds will be granted.

Available Lots

As of February 2022

Lot Number	Address
LC-101	1335 Sculpin Loop
PH-004	1527 Sculpin Loop
PH-005	1521 Sculpin Loop
PH-009	1483 Sculpin Loop
PH-010	1475 Sculpin Loop
PH-048	1544 Sculpin Loop
PH-098	1440 Sculpin Loop
PH-099	1432 Sculpin Loop
PH-100	1428 Sculpin Loop
T-072	1323 N Broadhollow
T-073	1308 N Broadhollow

Waterfront Access Information

Dear Potential Keyholder,

Welcome to our Bear Lake community! We are excited to announce that ACH Bear Lake is now managing the Water Front property at 2090 North Florence Way and has been for the past several years. We have been waiting for several things to occur before sending out a formal agreement to

access the lakefront but as many of you have noticed we have not required a fee during that period. One of the major improvements that occurred last summer was the removal of the house/structure on the waterfront lot. In order to ensure that you continue to enjoy uninterrupted access to our private recreational park—and the beautiful shore of Bear Lake—we kindly ask you to review, sign and return the License Agreement and pay an Access Fee.

A Few Important Points for You:

- **Contact Information:** To help us serve you better, please provide your best and most current contact details. Your accurate contact information will ensure you receive timely updates, important notices, and event announcements.
- **New Gate Technology:** We have recently installed a new gate system to enhance security and streamline access. As part of this upgrade, all keyholders will need to set up a new account in our online portal. Once we receive your signed agreement, we will be in touch with detailed instructions on how to create your account and gain access to the gate.
- **License Agreement Overview:** The License Agreement outlines your rights to use the property as a private park and recreation area, along with the use of certain amenities. We believe the document is clear and fair, and it serves as our shared commitment to ensuring a pleasant and secure experience for everyone.

Please contact Adam Hepworth, via email at adamhep@gmail.com or Kenzie Kyle at kenzie@coldwatercap.com for the License Agreement and questions.