

# SCVHOA FEES

Updated 5/20/25

Annual Assessment	\$700.00
Water Connection Fee	\$10,000.00
Architectural Plan Review	\$100.00
Road Impact Fee (non refundable)	\$5,000.00
Water System Infrastructure Fee	\$10,000.00
Road Cut Fee (non refundable)	\$1,000.00
Sewer	Please contact Bear River Sanitation
Power	Please contact Rocky Mountain Power
Telephone	Please contact CentraCom

## Available Lots

As of May 20, 2025

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](mailto:adamhep@gmail.com) or Kenzie Kyle at [kenzie@coldwatercap.com](mailto:kenzie@coldwatercap.com) for the License Agreement and questions.**