



Uplands Residential Community Association, Inc.

Assessment & Fee Schedule | Last Updated January 15, 2026

ASSESSMENTS	
Monthly Assessments (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.2)	\$130/month
Service Area Assessments (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.6)	\$40/month
PROPERTY TRANSFER FEES	
(Cohere Community Management Services Agreement 2026, unless otherwise stated)	
<i>Builder Transfer Fees</i>	
Foundation Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.16)	\$500 per unit \$250 – Westminster Schools Foundation \$150 – Westminster Community Foundation \$100 Westminster Chamber of Commerce
Working Capital Contribution (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.13)	1/6 of the Annual Assessment (paid by the buyer)
Reserve Capital Contribution (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.14)	1/6 of the Annual Assessment (paid by the buyer)
<i>Resale Transfer Fees</i>	
Reserve Capital Contribution (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.14)	1/6 of the Annual Assessment (paid by the buyer)
Administrative Setup Fee	\$75
Per Ownership Transfer	\$325
Declarant or Builder-Builder Transfer	\$50
Status Certificate (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for	Amount to be determined



Uplands Residential Community Association, Inc., Article VII, Section 7.10)	
DELINQUENCY & LEGAL FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated) (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc.) (Rules and Regulations for Uplands Residential Community Association, Inc.)	
Late Fee (If not received by the 15th) (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.11)	\$50
Interest (If not received by the 15th) (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.11)	8% per annum on any delinquent assessment, fine or other charge
Collection Demand Letter Fee	\$75
Collection Pre-Lien Letter Fee	\$125
Attorney's Fees & Court Costs (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.1, 7.7, and 7.11)	Recoverable when enforcing delinquent assessments or covenant violations
Collection Costs (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.1 and 7.11)	Includes collection agency charges and administrative costs
Fines for Violations (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article V, Section 5.11)	Amount to be determined
PROPERTY SETUP FEES (Cohere Community Management Services Agreement 2026, unless otherwise stated)	
Assessment Status Certificate Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VII, Section 7.10)	Amount to be determined
ARC Application Review Fee (First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Uplands Residential Community Association, Inc., Article VIII, Section 8.2)	Amount to be determined