



Shadowood Condominium Association
 11639 Stoneview Square
 Reston, VA 20191-2952

703-620-5444 / voice
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www.shadowoodcondos.com
office@shadowoodcondos.com

EXHIBIT "B" ASSESSMENTS & FEES

(Updated July 1, 2011)

<u>DESCRIPTION</u>	<u>AMOUNT (in US Dollars)</u>
Assessments - 2 Bedroom (Monthly)	287.16 <i>plus</i> gas, electricity, metering & statement fees, water/sewer, digital cable TV & internet
3 Bedroom (Monthly)	324.00 <i>plus</i> gas, electricity, metering & statement fees, water/sewer, digital cable TV & internet
Late Fee	75.00 when paid after the 15th of the month
Interest	8 percent on any unpaid balance
Resale Package (Charged to Seller)	up to 350.00 + up to \$39.95 mail/delivery costs
Resale Package Rush Fee	50.00 plus resale package and delivery fees
Mortgage info/questions/surveys	175.00 per request + mailing/delivery costs
Document Preparation Fee	175.00 per request
Rush Closing/Settlement Fee	175.00 per request
Resale Package Update (Charged to Requester)	150.00 plus \$35.00 mailing/delivery costs.
Association Governing Documents	50.00/copy
Rules & Regulations	15.00/copy
Black and White Copy Charge	.50/page
Color Copy/Image Charge	5.00/page or image
Move-in/out Fee	225.00
Parking Tag Fees	
New Resident	25.00 set of two
Lost, Stolen or Voided	50.00 set of two
Daily Visitor Parking	10.00 per day per tag
Pet Fee	200.00 per pet on common elements
Comcast Digital Cable TV & High-Speed Internet	40.70/month (required for all units)
Certified Mail Postage (Hearing Letters, etc.)	5.54 or actual cost per instance
First-Class Mail Postage (extraordinary letters)	0.44 or actual cost per instance
Resale Assessment/Utility Deposit	1000.00 collected from seller (required)
Printed <i>or</i> Mailed Statement	10.00/statement
Access Denied Assessments (per event)	200.00 plus contractor fees and 18% admin charge



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The following items are for final sale at the on-site management office. Prices are in US Dollars and are subject to change without notice. Please pay by checks or money orders only - no cash or credit cards, no returns, no refunds.

Mailbox lock and 2 keys	25.00 each, installed
Washing machine burst resistant hoses (set of 2)	35.00
Window screens	25.00 each
Heavy-duty patio door screens	75.00 each; \$50 installation
Storage room key	10.00 each
Compact fluorescent light bulbs	5.00 per package of 4 bulbs
LED Light Bulbs	8.00 per bulb (market cost)

MANAGEMENT COMPANY FEES

Resale Transfer Fee: \$50.00 for the verification of assessments, administration of the account change, and generating and issuing statements for the new owner.

Emergency Call Fee: up to \$100 plus overtime labor per call/event

DELINQUENCY PROCESSING

Registered Notice Owner/Lender	up to 75.00 plus postage.
Returned Checks / Electronic Payments plus late fee and interest	up to 175.00 per instance
Hearing Summons - ACM Fee	up to 75.00 per notice.
Turnover to Collections	up to 500.00 plus agents' fees per notice.
Legal / Collections Fees	Varies per event, per agent
Electricity Suspension	up to 250 per event
HVAC Services Suspension	up to 250 per event
Parking Space Renumbering Fee	100.00
Administrative Fees	Varies plus 18% overhead