

# SKIWATCH CONDOMINIUM CORPORATION

## **POLICY H: DETERMINATION OF REGULAR ASSESSMENTS AND SPECIAL ASSESSMENTS**

### 1. Use of Terms.

1.1. The term “Regular Assessment” refers to the periodic payments from each Owner to the Association and is commonly known as “monthly dues”.

1.2. The term “Special Assessment” refers to irregular payments due from each Owner to the Association from time to time.

### 2. Determination of Charges

2.1. The amount charged for “Regular Assessments” is based on the size of the Owner’s Unit. The size of the Unit has been determined by the Board of Directors to fall into one of three categories: Small Size Units, Medium Size Units, and Large Size Units.

2.2. The following are specific Unit size categories:

<b>Small Size Units</b>	<b>Medium Size Units</b>	<b>Large Size Units</b>
Unit 105	Unit 101	Unit 103
Unit 106	Unit 102	Unit 424
Unit 107	Unit 104	Unit 432
Unit 108	Unit 109	Unit 436
Unit 210	Unit 214	Unit 437
Unit 211	Unit 319	Unit 438
Unit 212	Unit 325	
Unit 213	Unit 329	
Unit 315	Unit 330	
Unit 316	Unit 331	
Unit 317	Unit 420	
Unit 318	Unit 421	
Unit 326	Unit 422	
Unit 327	Unit 423	
Unit 328	Unit 433	
	Unit 434	
	Unit 435	

2.3. When a Regular Assessment is levied, the total assessment is apportioned by percentage based on the unit size. (Note: the total number of assessments paying units in Skiwatch is 38; Unit 239 is the Manager's unit and is non assessment paying. The Unit category percentages are:

Small Size Units: 2.52%

Medium Unites: 2.67%

Large Units: 2.80%

2.4. When a Special Assessment is levied, the total assessment is apportioned based on 38 Skiwatch Units. Each unit owner will be responsible for an equal amount, one thirty-eight (1/38) of the total assessment.

### 3. Rational for Category Sizes

3.1. Medium and Large size units own more square footage of Skiwatch property and therefore receive more benefit from the general budget than the Small Units.

CERTIFICATION:

Adopted 1/25/2014

Amended 9/24/2022

Affirmed 7/29/2023