



**BLUE RIDGE MOUNTAIN CLUB**  
PROPERTY OWNERS ASSOCIATION

**2024 Schedule of Fees**

**Blue Ridge Mountain Club POA Assessments & Fees**  
*Billed quarterly and made payable to "BRMC POA"*

Assessment Type	Quarterly Amount	Yearly Amount
Operating Assessment	\$998	\$3,990
Capital Reserve Assessment	\$111	\$443
Meadows Amenity Assessment*	\$189 Assessment billed on July 1	\$378
Combined Assessments Billed	\$1,298	\$4,811
Working Capital Contribution**	New Sales - \$4,883	
	Resales - \$814	
Meadows Neighborhood Working Capital Contribution	\$600. This amount is a one-time fee and is collected at the time of purchase <b>only</b> for homes in <b>The Meadows</b> neighborhood.	
Lookout Ridge Neighborhood Assessment***	\$480	\$1,920
Meadows Neighborhood Assessment ***	\$480	\$1,920

*\*Meadows Amenity Assessment is prorated for 2024, assessment collection will begin July 1<sup>st</sup> of 2024.  
\*\* Working Capital Contribution is a one-time fee, collected at time of purchase.  
\*\*\*Lookout Ridge and Meadows Neighborhood Assessments are only billed to those owners who reside in the Lookout Ridge and Meadows Neighborhoods*

**Blue Ridge Mountain Club POA Utilities Management Fees**  
*Billed quarterly and made payable to "BRMC POA Utilities Management"*

Utility Type	Quarterly Amount	Yearly Amount
Base Utilities Availability Assessment	\$218*	\$872*
Excess Utilities Usage Fee**	\$0.015/ gallon. Billed as \$15 per 1,000 gallons over quarterly allowance.	

*\*Base Utilities Availability Assessment is charged to all lots, townhomes, house(except those lots with wells) and includes up to 9,000 gallons per quarter.  
\*\*Excess Utilities Usage Fee applies once the base allowance is exceeded on quarterly basis, billed in 1,000 gallon increments.*

**Architectural Review Fees and Deposits**

*Payable at time of application and made payable to "BRMC POA" unless noted below.*

Fee Type	Amount
ARB Plan Review Fees (non-refundable)	\$1,200
County Bldg. Permit Fees (non-refundable)	\$1,100 (Paid to Watauga County)
Road Impact Fee (non-refundable)	\$15,000
Water Connection Fee (non-refundable)	\$1,500
Sewer Connection Fee (non-refundable)	\$1,500
Water Meter Fee (non-refundable)	\$1,500 (Paid to BRMC POA Utilities Management)
Fiber Connection Fee (non-refundable)	\$300
Construction Waste Disposal Fee (non-refundable)	\$2,500
Master Infrastructure Fee (non-refundable)	\$5,000
Contractor Access Fee (non-refundable)	\$2,500
Facility Impact Fee (non-refundable)	\$1,000
Construction Damage Deposit (refundable)***	\$10,000

*\*\*\*Deposits will be refunded once final compliance inspections have been completed by BRMC POA Compliance Coordinator.*