

**KEOWEE KEY PROPERTY OWNERS' ASSOCIATION, INC.  
KEOWEE KEY UTILITY SYSTEMS, INC.**

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**2026 ASSESSMENTS PAYMENT SCHEDULE**

The chart below provides the schedule of 2026 assessments and due dates. All annual assessments will be billed in monthly installments. The assessments will be included on the regular monthly billing for Club charges, trash removal, etc., will be mailed early each month and will be due by the last day of the month. For the Annual Operating Plan, each Improved Property including Amenity Lots will be billed \$355.21 per month for a total of \$4,262.52 and each Unimproved Property will be billed \$196.27 per month for a total of \$2,355.24. For the Capital Plan each Improved Property including Amenity Lots will be assessed \$96.47 for a total of \$1,157.64 while each Unimproved property will be billed \$66.53 per month for a total of \$798.36

| Billing<br>Due<br>Date | Improved and Amenity Lot Property<br>Owners |                       |                    | Unimproved Lot Property Owners |                       |                    |
|------------------------|---------------------------------------------|-----------------------|--------------------|--------------------------------|-----------------------|--------------------|
|                        | Operating<br>Assessment                     | Capital<br>Assessment | Total              | Operating<br>Assessment        | Capital<br>Assessment | Total              |
| Jan                    | \$ 355.21                                   | \$ 96.47              | \$ 451.68          | \$ 196.27                      | \$ 66.53              | \$ 262.80          |
| Feb                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Mar                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Apr                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| May                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Jun                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Jul                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Aug                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Sep                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Oct                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Nov                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| Dec                    | 355.21                                      | 96.47                 | 451.68             | 196.27                         | 66.53                 | 262.80             |
| <b>Total</b>           | <b>\$ 4,262.52</b>                          | <b>\$ 1,157.64</b>    | <b>\$ 5,420.16</b> | <b>\$ 2,355.24</b>             | <b>\$ 798.36</b>      | <b>\$ 3,153.60</b> |

**NEW OWNER CAPITAL ASSESSMENT**

Effective January 1, 2026, all transfers of property (with certain defined exceptions) will be subject to a New Owner Capital Assessment payable by the new owner of \$7,640 for an improved property and \$3,056 for an unimproved property. Such funds will be dedicated for the repair and replacement of community capital assets. (Please refer to the KKPOA Protective Covenants and Bylaws for a full description of this assessment and the partial deferral option for the purchase of unimproved property.)

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**2026 USER FEE SCHEDULE**

*For detailed terms and definitions, see Community Information and Rules, pages 4-8.*

*All applicable sales taxes and service charges will apply in addition to amenity access and other fees. **Members/Member Households** and **Long-Term Renters (LTR's)/Tenant Households** shall pay access or other fees with their assigned 4- or 5-digit Member or LTR number respectively. **Guests** must pay access or other fees with an approved credit card (Mastercard, VISA). Cash transactions are not accepted. To facilitate appropriate charges to Member accounts, all persons in **Member Household** or **LTR/Tenant Household** with charging privileges must be recorded at the KKPOA Administration Office.*

**Terms and Abbreviations in the USER FEE SCHEDULE:**

**Amenity Lot Owner (ALO)** – An **Unimproved Lot Owner** who has designated the lot as an **Amenity** lot and pays the equivalent assessments of an **Improved Lot Owner** with the same rights, privileges, and obligations as an **Improved Lot Owner**.

**Improved Lot Owner / Improved Property Owner (IPO)** – A **Keowee Key Owner** who owns an improved **Lot** within **Keowee Key**. Effective after March 1, 2004, the **KKPOA** considers a **Lot** as improved at the sooner of the following three events: 1) one year from the date a **CARE** White Application is issued, 2) at the sale and closing of a property under construction to a third party, or 3) at occupancy. The **KKUS** considers a **Lot** as improved when the water connection is established. **Lots** will be billed at the **KKPOA Improved Lot Owner** rate on the first day of the month following its change in status from **KKPOA Unimproved** to **Improved**. **Lots** will be billed at the **KKUS Improved Lot Owner** rate on the first day of the month following its change in status from **KKUS Unimproved** to **Improved**.

**Immediate Family Guest (IFG)** – An individual who, not otherwise qualified as a **Member/Member Household**, is related to the Member in one of the following ways: Spouse, significant other, parent, child/stepchild, spouse or significant other of child/stepchild, and grandchildren/step-grandchildren. All other familial relationships, e.g., brother, sister, cousins, aunts, uncles, are considered as either **Local Area Guests** or **Out-of-Area Guests**.

**Local Area Guest (LAG)** – Any **Guest**, other than an **Immediate Family Guest (IFG)**, who resides within a zip code as defined by a table of zip codes that are considered to be within a 40-mile radius of Keowee Key.

**Out-of-Area Guest (OAG)** – Any **Guest**, other than an **Immediate Family Guest (IFG)**, whose residence is not within a zip code as defined by a table of zip codes that are considered to be within a 40-mile radius.

**KKPOA Guest** – A person who is the **Guest** of the **KKPOA** as determined by the Community General Manager or Marketing, e.g., Discovery Package.

**Short-Term Renter (STR)/Rental Guest** – A person leasing or renting a multi-family dwelling for a period less than ninety (90) days.

**Long-Term Renter (LTR)** – A person leasing or renting a **Keowee Key** dwelling for a period of ninety (90) days or more. See also **LTR/Tenant Household**.

**LTR/Tenant Household** – **LTR/Tenant Household** means, with respect to a **Long-Term Rental**:

- a. Either
  - (i) The Designated Tenant; and
  - (ii) The Designated Tenant's spouse, or if unmarried, one Significant Other, and
  - (iii) Any persons related to the Designated Tenant or the Designated Tenant's spouse, or if unmarried, one Significant Other, by blood, adoption, or marriage, within the 4<sup>th</sup> degree of consanguinity, and living with the Designated Tenant on a full-time basis; and
  - (iv) Any persons 18 years of age or younger in the legal custody of the Designated tenant or spouse, or if unmarried, one Significant Other, who is living with the Tenant on a full-time basis; and
  - (v) The unmarried children of the Designated Tenant or spouse, or if unmarried, on Significant Other, who are 24 years of age or younger, whether or not they are living with the Designated Tenant on a full-time basis; or
- b. If the Lot is occupied as a residence by tenants composed of a group of not more than three (3) adult persons over the age of 18, all of whom reside together on a permanent basis , and who do not otherwise have the characteristics of a Tenant Household, as set forth above, then those three (3) adult persons shall be considered to constitute the Tenant Household; and
- c. Together with his or her domestic servants maintaining a common household in a dwelling.

**Unimproved Property Owner (UPO)** – An **Unimproved Lot Owner / Unimproved Property Owner (UPO)** is a **Keowee Key Owner** who owns an unimproved **Lot** at **Keowee Key** and that has not been designated an **Amenity Lot**; see **Amenity Lot Owner (ALO)** above.

**NOTE:** Unless otherwise specified, all **LTR/Tenant Households** and their **OAGs** will be charged the **IPO/ALO** rates.

| <b>Table of Zip Codes used to determine OAG and LAG status</b>                                  |       |       |       |       |
|-------------------------------------------------------------------------------------------------|-------|-------|-------|-------|
| The following table lists all zip codes considered to be within a 40-mile radius of Keowee Key: |       |       |       |       |
| 28708                                                                                           | 28785 | 29624 | 29667 | 29696 |
| 28712                                                                                           | 28786 | 29625 | 29668 | 29697 |
| 28717                                                                                           | 28788 | 29626 | 29669 | 30516 |
| 28718                                                                                           | 28791 | 29627 | 29670 | 30520 |
| 28723                                                                                           | 28793 | 29630 | 29671 | 30521 |
| 28725                                                                                           | 29601 | 29631 | 29672 | 30523 |

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|-------|-------|-------|-------|-------|
| 28728 | 29602 | 29632 | 29673 | 30525 |
| 28729 | 29603 | 29633 | 29674 | 30537 |
| 28733 | 29604 | 29634 | 29675 | 30538 |
| 28734 | 29605 | 29635 | 29676 | 30552 |
| 28736 | 29606 | 29636 | 29677 | 30553 |
| 28739 | 29607 | 29640 | 29678 | 30557 |
| 28741 | 29608 | 29641 | 29679 | 30562 |
| 28744 | 29609 | 29642 | 29681 | 30563 |
| 28747 | 29610 | 29643 | 29682 | 30568 |
| 28759 | 29611 | 29650 | 29683 | 30573 |
| 28763 | 29612 | 29651 | 29684 | 30575 |
| 28766 | 29613 | 29655 | 29685 | 30576 |
| 28768 | 29614 | 29656 | 29686 | 30577 |
| 28772 | 29615 | 29657 | 29687 | 30580 |
| 28774 | 29616 | 29658 | 29688 | 30581 |
| 28775 | 29617 | 29661 | 29689 | 30598 |
| 28779 | 29621 | 29662 | 29690 | 30643 |
| 28783 | 29622 | 29664 | 29691 | 30662 |
| 28784 | 29623 | 29665 | 29693 |       |

### **BOATING**

|                                |                        |
|--------------------------------|------------------------|
| Boat Slip Rental               | \$1,215.00/year        |
| Boat Slip Waiting List Deposit | \$200 (non-refundable) |
| Canoe/Kayak Rack Rental        | \$120.00/year          |
| Gas Key (new or replacement)   | \$15.00                |
| Failure to return gas key      | \$10.00                |
| Use of Power Washer            | \$25.00                |

*In subsequent years, the rental of a boat slip and/or canoe/kayak rack space and the method of payment will automatically continue unless prior written notice of a desired change is received prior to December 20 of each year.*

|                                  |          | PB/Tandem    | Single       |
|----------------------------------|----------|--------------|--------------|
| <b>Paddleboard/Kayak Rental:</b> |          | <u>Kayak</u> | <u>Kayak</u> |
| Any Day                          | per hour | \$15.00      | \$10.00      |
| Weekdays - All Day               | per day  | \$50.00      | \$35.00      |
| Weekends - All Day               | per day  | \$75.00      | \$50.00      |

| <b>Boat Rental:</b> <i>NOTE: Fuel is not included in rental rate.</i>                        |  | <u>Pontoon</u> | <u>Tritoon*</u> |
|----------------------------------------------------------------------------------------------|--|----------------|-----------------|
| <b><u>Rates:</u></b> <i>(Evening Rental only available Memorial Day Weekend – Labor Day)</i> |  |                |                 |
| Full Day (8:30 a.m. – 4 p.m.) – Member                                                       |  | \$225.00       | \$300.00        |
| Full Day (8:30 a.m. – 4 p.m.) – STR/Rental Guest                                             |  | \$450.00       | \$600.00        |
| Full Day + Evening (8:30 a.m. – 8 p.m.) – Member                                             |  | \$300.00       | \$400.00        |
| Full Day + Evening (8:30 a.m. – 8 p.m.) – STR/Rental Guest                                   |  | \$600.00       | \$800.00        |

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|                                                                         |                  |                |
|-------------------------------------------------------------------------|------------------|----------------|
| Half Day (8:30 a.m. – 12/12:30 p.m. – 4 p.m.) – <i>Member</i>           | \$150.00         | \$200.00       |
| Half Day (8:30 a.m. – 12/12:30 p.m. – 4 p.m.) – <i>STR/Rental Guest</i> | \$265.00         | \$350.00       |
| Half Day + Evening (12:30 p.m. – 8 p.m.) – <i>Member</i>                | \$225.00         | \$300.00       |
| Half Day + Evening (12:30 p.m. – 8 p.m.) – <i>STR/Rental Guest</i>      | \$450.00         | \$600.00       |
| Evening (4:30 p.m. – 8 p.m.) – <i>Member</i>                            | \$150.00         | \$200.00       |
| Evening (4:30 p.m. – 8 p.m.) – <i>STR/Rental Guest</i>                  | \$265.00         | \$350.00       |
| Late Return Fee                                                         | \$50.00 / 15min. | \$50 / 15 min. |

All boat rentals can be reserved in person, online, or by calling the Marina at (864) 944-0863. To operate a vessel, you must be at least 21 years of age and able to show a valid driver's license prior to rental.

*\*Tritoon Rentals are for experienced boaters only.*

**Boat Tours per Hour** \$150.00

*Boat tour reservations cannot be made online. Tours are available on **weekdays only**, as staffing permits. A **\$75 late cancellation fee** will apply to cancellations made **within 72 hours of the scheduled tour**. Please call the Boating Department for availability and booking.*

**Weekly Boat Slip Rental:**

- Two (2) courtesy slips at the North Marina are available for short-term rental.
- Program will be available only to **IPO** and **ALO Member/Member Households**. See also Boating.
- One-week minimum rental; can book up to thirty (30) days in advance.
- Two **consecutive** weeks maximum rental; must then wait seven (7) days to start new rental.
- Weekly slips can be booked by calling the Boating Office (first-come; first-served).
- Proof of insurance and current registration must be provided to the Boating Office.

*For the consideration of all members, this program will not be available on holidays. Until such time passes when this program is no longer restricted to the two courtesy slips at the North Marina, the Boating Manager will reserve the right to block-out a predetermined number of days surrounding a holiday or other peak time.*

**Weekly Boat Slip Rental Rates:**

|                         |               |
|-------------------------|---------------|
| Weekly Boat Slip Rental | \$150.00/week |
|-------------------------|---------------|

**Valet Service:**

- Twenty-four (24) hours of notice is required for Valet Service.
- Valet Service is restricted to weekdays.
- Member must sign towing waiver prior to service.
- Service rate reduced for Weekly Slip Rentals.

**Valet Service Rates:**

|                                                                                   |          |
|-----------------------------------------------------------------------------------|----------|
| Valet Service – <i>One way</i>                                                    | \$75.00  |
| <i>(from Dry Storage to Boat Slip) <b>OR</b> (from Boat Slip to Dry Storage)</i>  |          |
| Valet Service – <i>Both ways</i>                                                  | \$150.00 |
| <i>(from Dry Storage to Boat Slip) <b>AND</b> (from Boat Slip to Dry Storage)</i> |          |
| Valet Service with Weekly Slip Rental                                             | \$100.00 |

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*Trailers and vessels must be in good, operable condition to qualify for this program. Any trailer or vessel that is found to be inoperable will be returned to its Dry Storage space or Boat Slip, whichever is closest. Any towing fees, labor, or other expenses will be charged to member's account. Towing Fee (on the water) is \$100 + 75/hour. Labor Rate without towing is \$75/hour with a one-hour minimum.*

**Maintenance Program Fees:**

|                                                                            |              |
|----------------------------------------------------------------------------|--------------|
| Surcharge for pull-out service, boat ramp pull-out                         | \$50.00      |
| Surcharge for trailering vessel ( <i>within 10-mile radius</i> )           | \$75.00/hour |
| Towing fee for inoperable boats by water ( <i>one-way, minimum \$100</i> ) | \$75.00/hour |
| Pull boat to and from power washing location                               | \$75.00      |
| Battery Installation ( <i>your location</i> )                              | \$75.00/hour |
| Trailer rental per day                                                     | \$15.00      |

**Dry Storage Facility Fees:**

Boat and Trailer Storage; Motor Home Storage \$240.00/year

*In subsequent years, Storage Facility Fees and the methods of payment will automatically continue unless prior written notice of a desired change is received by December 20th of each year.*

**Boating Standards/Dry Storage Violation Fine Schedule**

Other than for fines, reminders and a reasonable restoration period are mandated for each situation. The Boating Committee fines may be altered after notice to the community. Fines will be recommended by the Boating Committee and appeals heard by the KKPOA Board of Directors.

| #   | <u>Descriptions</u>                                                                        | <u>Fines (up to)</u>                                                   |
|-----|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 1.  | Non-compliance with community standards for safety, seaworthiness, or external appearance. | \$100 per day fine until restoration or submittal of remediation plan. |
| 2.  | Failure to correct fuel leak or other hazardous material/waste discharge into the lake.    | Immediate \$100 per day fine until corrected.                          |
| 3.  | Encroachment onto adjoining docks or marine vessels without permission.                    | \$100 per day fine until corrected.                                    |
| 4.  | Structural integrity of a vessel that may cause damage to other marine vessels.            | \$100 per day fine until corrected.                                    |
| 5.  | Outboard engine and/or outdrive not operational.                                           | \$50 per day fine until corrected or submittal of remediation plan.    |
| 6.  | Expired registration and/or failure to apply new registration decals.                      | \$50 per day fine until corrected or vessel is removed from the slip.  |
| 7.  | Storing supplies or boating accessories on docks.                                          | \$10 per day fine until corrected.                                     |
| 8.  | Hanging or leaving laundry or wet gear on boats, docks, or finger piers in the marina.     | \$10 per day fine until corrected.                                     |
| 9.  | Fittings, fasteners, and cleats not in good repair.                                        | \$10 per day fine until corrected or replaced.                         |
| 10. | Violation of Rules and Regulations for Dry Storage Spaces.                                 | \$10 per day fine until corrected.                                     |

***All applicable laws and rules of the State of South Carolina shall be followed.***

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| <b><u>FITNESS &amp; RACQUET CENTER</u></b>                | <b><u>Fees</u></b> |
|-----------------------------------------------------------|--------------------|
| ALO/IPO Member/Member Household and LTR/Tenant Household  | None               |
| Immediate Family Guest (IFG)                              | None               |
| Ages 13 and Under - must be accompanied by an adult       | None               |
| UPO, Short-Term Rental Guest (STR), and their Guests      | \$10/day           |
| Local Area Guest(s) (LAG) – Ten (10) visit per year limit | \$18/day           |
| Full-time employees of KKPOA and KKUS                     | None               |
| Part-time employees of KKPOA and KKUS                     | \$30/month         |
| Personal Training (Single/Couple) - Per Session           | \$50/\$60          |
| Personal Training (single/Couple) – 5 Pack                | \$220/\$240        |
| Chair Massage (10-minute increments)                      | \$10/10 min.       |
| Special Group Classes                                     | \$10-15/class      |
| Sports Specific Group Training                            | \$15/person        |
| Therapeutic Massage – 30/60/90 minutes                    | \$45/\$75/\$110    |
| Structural Balancing Massage – 60/90/120                  | No Charge          |
| Kinesio Taping                                            | \$25               |
| Chiropractor Services - Initial Visit/Ongoing             | \$110/\$50         |

| <b><u>GOLF</u></b>                                                                | <b><u>Fees</u></b>     |                       |
|-----------------------------------------------------------------------------------|------------------------|-----------------------|
| <b><u>Per Round Golf Fees</u></b> <i>(Covering course &amp; cart, if desired)</i> | <b><u>18-Holes</u></b> | <b><u>9-Holes</u></b> |
| <b>Members:</b>                                                                   |                        |                       |
| IPO/ALO Member/Member Household                                                   | \$30.00                | \$20.00               |
| UPO                                                                               | \$78.00                | \$47.00               |
| <b>Non-Members:</b>                                                               |                        |                       |
| LTR/Tenant Household (LTR)                                                        | \$30.00                | \$20.00               |
| Out-of-Area Guest (OAG)                                                           | \$30.00                | \$20.00               |
| Immediate Family Guest (IFG)                                                      | \$30.00                | \$20.00               |
| Local Area Guest (LAG)                                                            | \$90.00                | \$59.00               |
| Short-Term Renter (STR) / Rental Guest                                            | \$90.00                | \$59.00               |
| <b>Tournament:</b>                                                                | \$59.00                | N/A                   |
| <i>All listed fees are subject to applicable taxes and do not include tax.</i>    |                        |                       |
| <b>Driving Range Fees**:</b>                                                      |                        |                       |
| Annual – Individual                                                               | \$260.00               |                       |
| Annual – Family (per <b>Member Household, LTR Tenant Household</b> )              | \$325.00               |                       |
| Medium Bucket of Balls                                                            | \$7.00                 |                       |
| <b>Golf Lesson:</b>                                                               | \$60.00                |                       |
| <b>Jr. (age 12 &amp; under) Golf Lesson:</b>                                      | \$40.00                |                       |
| <b>Golf Bag Storage:</b>                                                          | \$100.00               |                       |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|
| <b>Large Locker**:</b>                                                                                                                                                                                                                   | \$75.00           |  |
| <b>Small Locker**:</b>                                                                                                                                                                                                                   | \$45.00           |  |
| <b>USGA/GHIN Handicap Fee</b><br><i>(All league members will be subject to the handicap fee.)</i>                                                                                                                                        | \$40/calendar yr. |  |
| <b>** In subsequent years, Annual Driving Range membership and Locker Rental and method of payment will automatically continue unless prior written notice of a desired change is received by December 20<sup>th</sup> of each year.</b> |                   |  |

| <b><u>PICKLEBALL</u></b>        | <b><u>Fees</u></b>                                       |
|---------------------------------|----------------------------------------------------------|
| <b>Pickleball Courts:</b>       |                                                          |
| IPO/ALO and their OAG           | None                                                     |
| UPO and their OAG, & LAG*       | \$10/person/day                                          |
| STR/Rental Guest and their OAG  | \$10/person/day<br>\$25/person/week<br>\$55/person/month |
| Private Lessons – 30/60 minutes | \$40/\$65/person                                         |
| Pickleball Ball Machine         | \$5/hr. - \$35/yr./person                                |
| Professional Clinics            | Prices vary                                              |

| <b><u>TENNIS</u></b>                                                                            | <b><u>Fees</u></b>                                       |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Tennis Courts:</b>                                                                           |                                                          |
| IPO/ALO and their OAG                                                                           | None                                                     |
| UPO and their OAG, & LAG*<br><i>*Local Area Guests are limited to ten (10) visits per year.</i> | \$10/day                                                 |
| STR/Rental Guest and their OAG                                                                  | \$10/person/day<br>\$25/person/week<br>\$55/person/month |
| Tennis Ball Machine (requires Court #2 reservation)                                             | \$5/hr.; \$70/yr./person<br>\$90/yr./per family          |
| Private Lessons – 1/2/hour – 1 hour                                                             | \$40/\$65/person                                         |
| Professional Clinic                                                                             | Prices vary                                              |

**THE CLUB AT KEOWEE KEY**

Unimproved Lot Owner (UPO) Surcharge\*\*: 14%

*\*\*Based on results of prior 12-months (Oct. 1 - Sept. 30) actual experience.*

*NOTE: Surcharge also applies to non-owner members of the Dance Club, Wine Club and 4<sup>th</sup> Friday Bridge.*

**Dining Room Service Charge:** 18%

**Annual Dining Minimum (applies to all IPOs and ALOs):**

- Multiple Person Household \$780/year
- Single Person Household \$390/year



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The total cost charged to the **Member** for food and drinks at either The Club or The Bistro will count toward the minimum. Exemptions for medical cases only will be considered with a doctor's note and must be approved by the CGM.

| <u>Member Group</u> | <u>Year Dates</u>                 | <u>Annual<br/>Single</u> | <u>Annual<br/>Multiple</u> |
|---------------------|-----------------------------------|--------------------------|----------------------------|
| <b>A-G</b>          | January 1 through December 31     | \$390.00                 | \$780.00                   |
| <b>H-O</b>          | February 1 through January 31     | \$390.00                 | \$780.00                   |
| <b>P-Z</b>          | March 1 through February 28 or 29 | \$390.00                 | \$780.00                   |

**PROJECT SERVICES/HANDYMAN:**

|                                                                                |                                               |
|--------------------------------------------------------------------------------|-----------------------------------------------|
| First hour (rate for two people)                                               | \$92.00                                       |
| Hourly rate per person (after first hour)                                      | \$46.00                                       |
| Minimum charge (30 minutes or less)                                            | \$46.00                                       |
| Moving Box (pick-up and disposal)                                              | \$41.00 + transport time applied to bill      |
| Extra fees that can be charged:                                                |                                               |
| ¼ truck load of yard debris / cardboard disposal / or trash compactor fee      | \$14.00                                       |
| ½ truck load of yard debris / cardboard disposal / or trash compactor fee      | \$19.00                                       |
| ¾ truck load of yard debris / cardboard disposal / or trash compactor fee      | \$22.00                                       |
| 1 truck load of yard debris / cardboard disposal / or trash compactor fee      | \$25.00                                       |
| 1 dump truck load of yard debris / cardboard disposal / or trash compactor fee | \$39.00                                       |
| 1 scoop of leaf mulch from leaf dump site                                      | \$11.00                                       |
| County landfill trip fee (items that have to be taken to county landfill)      | \$41.00 + hourly rate and county disposal fee |

**Mailbox:**

|                  |          |
|------------------|----------|
| Standard Mailbox | \$275.00 |
| Large Mailbox    | \$296.00 |

**Trash Service – Annual:**

|                                        |                |
|----------------------------------------|----------------|
| Trash Pick-Up - Two (2) times per week | \$215.00/ Year |
|----------------------------------------|----------------|

*(Household waste only. Call Project Services for special pickups, such as moving boxes.)*

*Trash Service Fees and the method of payment will automatically continue unless prior written notice of a desired change is received by December 20 of each year.*

Any Trash pick-up over 8 large bags will be considered excessive and will require a special pickup through handyman services for minimum fee of \$46.00.

**Facility Clean-Up Charge:**

Community Parks (Chestnut Point, Laurel Park, Spinnaker Cove), Garden Facilities, and Leisure Trail are available for property owner use at no charge; however, there is a charge of \$25 per hour for clean-up, if required.

**KEOWEE KEY PROPERTY OWNERS' ASSOCIATION, INC.  
KEOWEE KEY UTILITY SYSTEMS, INC.**

**KKUS 2026 MONTHLY RATES:**

**Surcharges:**

Waterline Plan\* \$16.00

**Water Rates:**

First 3,000 gallons \$23.63  
Over 3,000 gallons \$3.73 *(per 1,000 gallons)*

**Sewer Rates:**

Minimum monthly sewer *(flat rate)* \$41.50

**Capital Replacement Assessment:**

Capital Replacement Assessment \$7.00

**Miscellaneous Rates for UPOs:**

Availability Fee (Per Quarter) \$51.00  
Capital Replacement Assessment \$7/mo. *(Per Qtr.)* \$21.00  
Water Line Plan Assessment \$36.00  
Sewer Tap Fee *(One Time)* \$750.00  
Water Tap Fee *(One Time)* \$750.00  
Impact Fee \$3,000.00  
**Water Shut Off Fee:** \$40.00

*\* Loan will be repaid, and surcharge eliminated in 2035*

***Minimum Monthly KKUS Bill for IPOs Using 3,000 Gallons or Less - \$88.13***

***Quarterly Bill for UPOs (including Water Line Plan Assessment) - \$108.00***

**COMMITTEE FOR ARCHITECTURAL REVIEW AND THE ENVIRONMENT (CARE):**

**Schedule of Fees and Fine Schedule:**

**1. Schedule of Fees:**

Fee amounts are subject to change at the sole discretion of CARE without notice.

**New Construction:**

Review \$1,200.00  
Road Use \$3,100.00  
Owner's Deposit \* \$5,000.00  
Keowee Key Utility (KKUS) – See KKUS Fees

**Variances:**

Variance Request \*\* \$150.00

**Razing:**

Review \$500.00  
Road Use \$1,000.00  
Owner's Deposit \* \$5,000.00  
Keowee Key Utility (KKUS) – KKUS fees are on a case-per-case basis,  
contact KKUS.

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**Major Renovations / Drainage / Landscape & Shoreline:**

*Fees may be assessed on a case-by-case basis.*

|                   |                   |
|-------------------|-------------------|
| Review            | \$150.00/\$300.00 |
| Road Use          | \$100.00/\$725.00 |
| Owner's Deposit * | \$2,500.00        |

\* *Owner's Deposit* – This fee is a refundable deposit and is held to enforce compliance of the owner, contractor, their workers, subcontractors, and suppliers with the Covenants and related rules and procedures as set forth by **Keowee Key** and **CARE**. Effective September 29, 2010.

\*\* *Variance Request* – This fee is a non-refundable process fee required at the time of the request. Grandfathered variances are exempt from this fee. Effective September 29, 2010.

**NOTE:** All other CARE applications are issued at no charge.

**Proposed fees depending on the type of project or combination of projects. Some of these projects may require an Oconee County Permit in addition to CARE's approved application.**

|                                                       | <b>Review Fee</b> | <b>Road Use Fee</b> |
|-------------------------------------------------------|-------------------|---------------------|
| Tree Removal of more than ten (10) trees              |                   | \$100               |
| Asphalt Driveway Replacement                          | \$150             | \$100               |
| Concrete Driveway Replacement                         | \$150             | \$100 /concrete TL  |
| New Patios/Replacement under 200 sq. ft.              | \$150             |                     |
| New Patios/Replacement over 200 sq. ft.               | \$150             | \$100 /concrete TL  |
| Garage/Room Additions/<br>Open Covered Porch Addition | \$300             | \$750               |
| Deck Additions under 200 sq. ft.                      | \$150             |                     |
| Deck Additions over 200 sq. ft.                       | \$150             | \$100               |
| Retaining Walls under 2 ft. height                    | \$150             |                     |
| Retaining Walls over 2 ft. height                     | \$150             | \$200               |
| Drainage Rock Swales                                  | \$150             | \$100               |
| Landscaping (site renovations)                        | \$150             | up to \$725         |
| Outdoor Wood Burning Chimneys                         | \$150             |                     |

**2. Fine Schedule:**

Other than for fires, reminders and a reasonable restoration period are mandated for each situation. The **Keowee Key** Fine Schedule is enforced by **CARE**. Fines will be levied by **CARE** and appeals heard by the **KKPOA Board of Directors**.

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| #   | Description                                                                                                                                                                                                                    | Fine                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Open fires as described in CARE Guide.                                                                                                                                                                                         | \$250                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2.  | Encroachments into setbacks or onto adjoining property without permission.                                                                                                                                                     | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3.  | Depositing storm water or directing drainage onto common property or into the lake in a manner that causes damage.                                                                                                             | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.  | Depositing yard or other debris in unauthorized area (i.e., vacant lot or common area).                                                                                                                                        | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 5.  | Failure to properly stabilize soil; failure to properly install and maintain silt fence or other erosion controls resulting in silt or erosion onto other property, streams, or the lake as defined in General Site Agreement. | 1 <sup>st</sup> offense - restoration within 72 hours-\$200/day after, if not implemented<br>2 <sup>nd</sup> offense-no restoration period \$300/day<br>3 <sup>rd</sup> offense-no restoration period \$500/day<br>4 <sup>th</sup> offense-stop work until solution implemented                                                                                                                                                                              |
| 6.  | Lack of proper construction entrance resulting in mud on the road as defined in General Site Agreement.                                                                                                                        | 1 <sup>st</sup> Offense – mud cleaned within 24 hours, entrance restoration within 72 hours - \$100/day after if not implemented<br>2 <sup>nd</sup> Offense – mud cleaned within 24 hours, entrance restoration within 72 hours -\$200/day if not implemented<br>3 <sup>rd</sup> Offense – mud cleaned within 24 hours, entrance restoration within 72 hours- \$300/day if not implemented<br>4 <sup>th</sup> offense – stop work until solution implemented |
| 7.  | Concrete washout in ditches or on adjacent property                                                                                                                                                                            | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.  | Building materials or equipment on adjacent properties.                                                                                                                                                                        | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9.  | Unacceptable lot/residence maintenance as described in Covenants.                                                                                                                                                              | Clean-up or cost of clean-up<br>\$50 – per day fine.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 10. | Unauthorized removal or destruction of trees or damage to trees.                                                                                                                                                               | Replacement or \$250 - \$1,000 fine per incidence                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11. | Unauthorized painting or not as authorized in application.                                                                                                                                                                     | Make-good or \$250 - \$1,000 total fine or \$100 – per day fine                                                                                                                                                                                                                                                                                                                                                                                              |
| 12. | Construction activity to exterior of home or property without application or not as authorized in application.                                                                                                                 | Make-good or \$250 - \$5,000 total fine or \$100 – per day fine                                                                                                                                                                                                                                                                                                                                                                                              |
| 13. | Damage to roadway/right of way during construction.                                                                                                                                                                            | Repair or pulled application; repair or \$100-per day fine if construction completed                                                                                                                                                                                                                                                                                                                                                                         |
| 14. | Lighting infractions as detailed in the Covenants.                                                                                                                                                                             | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 15. | Noise infractions as detailed in Covenants.                                                                                                                                                                                    | \$100 per occurrence                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16. | Shoreline infractions (i.e., boats, canoes on shoreline).                                                                                                                                                                      | Restoration: \$100 per day fine if not implemented                                                                                                                                                                                                                                                                                                                                                                                                           |
| 17. | Pet Rules<br>a. Location, Walking and Sanitation Violation<br>b. Feeding or Releasing Stray Cats/Dogs<br>c. Noise/Nuisance Violation<br>d. Damage to common area                                                               | \$50 per occurrence                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 18. | Signs, Banners, Flags - Rules<br>Prohibited or not approved: Signs, Banners, Flags                                                                                                                                             | \$50 per occurrence                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 19. | Rules: Vehicle / boats / trailers/etc.<br>Unauthorized vehicle parking as described in Covenants and KKPOA Community Rules                                                                                                     | \$50 per occurrence per day                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 20. | Covenant Residential Restrictions (Section III)                                                                                                                                                                                | \$100 per occurrence per day                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 21. | Recycling center violations as stated in Community Information Rules                                                                                                                                                           | Up to \$100 per incident                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 22. | Refer to the recommended Boating/Dry Storage Violations                                                                                                                                                                        | See Table on the Boating Standards/Dry Storage Fine Schedule in Keowee Key Directory & Guide                                                                                                                                                                                                                                                                                                                                                                 |

**ADMINISTRATION:**

**General:**

|                          |                                                  |
|--------------------------|--------------------------------------------------|
| Copying Services         | \$.10/side                                       |
| Notary Public Service    | \$2.00                                           |
| Receiving Fax            | \$1.00/page                                      |
| Sending Fax              | \$2.00 first page<br>\$1.00/each additional page |
| Scan and E-mail Document | N/C                                              |

**Color Printing:** \$.30/side

**Folding:** \$.10/sheet

**Access Control:**

|                        |                  |
|------------------------|------------------|
| Gate Access Stickers   | \$28.00/Sticker  |
| Portable Gate Cards    | \$43.00/Card     |
| Contractor Gate Passes | \$165.00/Sticker |
| Short-term Renter App  | \$20.00          |

**Processing Fees:**

|                           |          |
|---------------------------|----------|
| Exempt Lot Processing Fee | \$250.00 |
|---------------------------|----------|

**Rental Administration Fee:**

|                                           |          |
|-------------------------------------------|----------|
| Long-Term and Short-Term Rentals per Year | \$130.00 |
| Short-Term Rentals per Stay               | \$25.00  |
| Fee for Late Rental Guest Registration    | \$50.00  |

**Other:**

|                    |                     |
|--------------------|---------------------|
| Patrol Service Fee | \$ Call for quote * |
|--------------------|---------------------|

*\*Minimum charge is for two (2) hours*

**Obtaining Information:**

**Includes:** Requests for access to Association books and records; address labels; listing of property owners; photocopying of documents, books, and records.

**Charges:**

- \$50.00 – per set for labels, or any portion thereof.
- \$0.10 – per page for any copies other than copies of material available to all property owners.
- An hourly amount determined by the Association to reimburse the Association for the cost to the Association of any employee(s) assigned to:
  - Research the records request.
  - Pulling records from KKPOA's filing system.
  - Making copies.
  - Supervising inspection of records by the Member (an employee must remain with the Member while conducting any records inspection).
  - Providing other services reasonably required to meet the Member's request.

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