

Dear Cedar Point Residents,

It has been brought to our attention that there is some confusion with the recent invoices that were issued for the 2024 property assessments, and that certain invoices contain errors.

To clarify any confusion, the 2024 assessments are determined as follows:

1. Primary Lot:
 - a. Maintenance Assessment:
 - i. Record owners of Sections 1-5 lots are assessed at \$678.76
 - ii. Record owners of Section 6 lots are assessed at \$1,078.76
 - b. Road Repair Special Assessment of \$300
 - c. Bulkhead Special Assessment of \$75
2. Secondary Lots: As per the DCCRs, Record owners with additional (aka "Secondary") lots within Sections 1-5 receive a reduced Maintenance Assessments for each Secondary lot up to a total of 10 lots. For 2024, the Secondary lot assessment is \$43.16 per lot up to a total of 10 lots. Please note that:
 - a. Due to the Sterling billing system, these Secondary lot assessments are described as "Vacant" lot assessments within the current invoices. There has been no change to the assessment process on these Secondary lots, the only thing that changed is the description on the current invoices. We regret any confusion that may have resulted.
 - b. Secondary lots do not receive any Special Assessments
3. All rental properties receive a full Maintenance and both Special assessments, similar to a Primary Lot assessment as described in 1. above.

Regarding payment due dates:

- Maintenance Assessments are due January 1st. Late fees and interest will begin accruing if your Maintenance Assessment is not paid by January 31st.
- The Road Repair and Bulkhead Special Assessments are due April 1st. Late fees and interest will begin accruing if your Special Assessments are not paid by May 1st.

Payment Plans: Quarterly and semi-annual payment plans are available, should you be interested. If you wish to utilize a payment plan, you MUST contact Sterling to establish a formal payment plan. If you unilaterally decide to make monthly or irregular payments without establishing a formal payment plan, your account will be considered delinquent and late fees and interest will accrue. Please contact Sterling at 832-678-4500 regarding a payment plan agreement.

While most assessment invoices are accurate, we are aware that some invoices do contain errors. If your invoice reflects an error, it will be corrected. If you believe your invoice is in error, please provide the POA with the following:

- A copy of your current invoice with the item in dispute clearly marked.
- The name of the property owner for the property in question, the physical address of the property (street number and name), and the Section, Block and Lot Number(s) of the property(ies) at issue.
- Brief explanation of why you believe your invoice is in error.
- A contact name and email address so a response can be provided once reviewed.

Please email this information to the POA office at cedarpointoffice@gmail.com. Alternatively, you may place hardcopies of these materials in an envelope and deliver it to the Cedar Point office. The POA will review these requests and provide a response as soon as possible.

If you are disputing your billing, please provide the above information and we will correct any billing errors. Please note that if you have received an incorrect billing, you are still responsible for the timely payment of the correct underlying assessment on your lot(s) as described above. Any billing amount found to be in error will not be subject to late fees or interest.

We hope this letter clarifies some of the confusion with the 2024 Assessment. If your invoices contain errors, we appreciate your cooperation and patience as we work to resolving any errors.

Regards,

Cedar Point Property Owners Association