

SHADOW LAKES II ASSOCIATION

2025 Annual Dues & General Fee Schedule

(Activities fees are charged separately and per event)

Property Owners Annual Dues:

Dues paid on or by Feb. 1st or ½ Feb. 1st and second ½ with interest April 1st

- Tier 1	\$ 1035.00
- Tier 2	\$ 1376.55
- Tier 3	\$ 2587.00
- Tier 4	\$ 2070.00
- Tier 5	\$ 414.00

(Dues not paid by Feb. 1st will be assessed a 10% late charge and interest per month until paid in full)

Watercraft Decal Fees (non-motorized or electric motors only)

- Annual Decal if purchased by June 30 th	\$ 5.00
- Annual Decal if purchased on or after July 1 st	\$ 10.00
- Village & Lot Number Decals	\$ 5.00

Golf Cart Decal Fees (limit of 3 golf carts per lot)

- Annual Decal if purchased by June 30 th	\$ 5.00
- Annual Decal if purchased on or after July 1 st	\$ 10.00
- Village & Lot Number Decals	\$ 5.00

Dog Park Gate Key

- Limit of 2 dogs allowed per lot (Signed Agreement & Disclosures are required)	\$ 5.00
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Gate Card Fees (limit of 4 cards per lot)

- Replacement Card	\$ 10.00
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Amenity Center/ Pavilion/ Community Center Fees

- Clean up deposit (Clean up deposit returned if left clean as per Rental Agreement)	\$100.00
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Community Center requires deposit and \$125.00 fee

Administrative / Office Fees

- Free Notary service	
- Fax (per page)	\$ 1.00
- Copies (per page)	\$.25
- Colored copies (per page)	\$.50
- Re-Sale/Refinance Legal Disclosures & Condo Questionnaires	\$ 100.00
- Shadow Lakes Approved For Sale Signs	\$ 5.00
- Maintenance – Seasonal Water Turn On (Off Schedule of Village)	100.00
- Maintenance - No show season water turn on	\$ 50.00
- Maintenance – Water Turn on Off for maintenance	\$ 25.00
- Extra Water & Services	\$172.50 per month