



Victoria Estates Homeowners Association
P.O. Box 887 Georgetown, KY 40324

Victoria Estates Assessment Structure

At the January 2022 annual business meeting, membership voted monthly assessments for 2022 are as follows:

- 1) Common area charge to homeowners and lot owners. = \$69.00
- 2) Sanitation system charge to homeowners and properties under construction. = \$33.50
- 3) Garbage Service charge to homeowners living in residence = \$10.50

Common area charge covers the following services:

- A) Maintaining and operating the Association Front Gate area.
- B) Maintaining and mowing of deeded common areas.
- C) Maintaining deeded roads and snow plowing of development roads.
- D) Maintaining lake and dam (excluding road over dam).
- E) Operating business expenses for the Association.

Private Sanitation System* charge covers the following services:

- A) Pumping of member's septic tank every four (4) years.
- B) Maintaining and monitoring of sanitation lift stations.
- C) Maintaining of dedicated sanitation lines.
- D) Maintaining of deeded lagoon system and fencing.

As of February 2022 developer (East Kentucky Paving) has deeded all paved roads to the Association, excluding the following areas and are being maintained by the developer:

- 1) Service (truck) Entrance road at front gate area.
- 2) Entrance and Parking Area for Equestrian Center.
- 3) Victoria Way (truck route) from Service Entrance to Pavilion area at dam.
- 4) Road over dam.
- 5) All Wood Fencing, excluding Front Gate area, Pavilion / Dam area and Common Area on Victoria Way.
- 6) All wire fencing in field areas.
- 7) Gravel road to burn pile and burn pile area.

* The Victoria Estates Sanitation System is comprised of the following components:

- 1) Each home has a septic tank (homeowner's responsibility).
- 2) Sanitation lines transport fluid waste from each home's septic tank.
- 3) Sanitation lift (pump) stations move fluids to area lagoons.
- 4) Lagoon system on Association common ground.