

**OYSTER BAY II COMMUNITY  
PROPERTY OWNERS ASSOCIATION**

**ASSOCIATION FEE SCHEDULE  
JANUARY 2026 – DECEMBER 2026**

**ASSOCIATION ANNUAL DUES PER LOT ----- \$425.00 /yr.**

- Payment due in full January 1, 2026.
- Payments not received by the due dates are considered delinquent. If assessments are not paid by January 31, 2026 late penalties and interest will be assessed at the following rates:  
Late Payment Penalty ----- 15% of the amount past due  
Late Payment Interest ----- 6% /mo. of amount past due
- Quarterly Mailings of Overdue Invoices .....Actual postage incurred for mailing via USPS Priority mail
- If payment is not made by December 31, 2026, a lien will be placed on the lot(s) and maintained until payment is received.  
Fee for Placement of Lien ----- \$350.00

**OTHER FEES:**

**VIRGINIA POA RESELLERS CERTIFICATE ----- \$20.00 per package**

**BUILDER IMPACT FEE FOR NEW HOME ----- \$6,000.00 due with  
Submittal of building plan; \$1,500.00 refundable**

**BUILDER IMPACT FEE FOR ADDITION\* ----- \$2,000.00 due with  
Submittal of building plan; \$1,500.00 refundable**

\*For additions to existing homes where the footprint is being altered and for large attached or unattached structures such as garages.

**POA COVENANTS & RESTRICTIONS VIOLATIONS FINES ----- \$10.00 per day up to 90  
day per violation**