

## **DO I HAVE TO PAY FAIR SHARE? HOW MANY FAIR SHARES DO I HAVE TO PAY?**

According to LLPOA Bylaws (Article 4), and in accord with legal decisions: every Property Owner in the tract defined by the 1972 judgment must pay an annual Fair Share Assessment (FSA) in recognition of their implicit easement to the lake as defined in the Master Deed... The FSA will not substitute for dues, fees, and other requirements for LLPOA membership, but a portion of members' dues will be applied to the FSA in lieu of an additional assessment on dues-paying members. A person owning multiple buildable lot sites, where multiple dwellings have been built or could be built, will pay a separate FSA for each buildable lot site. This will not apply if the multiple lots are all used for one dwelling site, and there is no intention to establish multiple dwellings. Landlords will be responsible for the FSA on properties that they own and rent.

Therefore...

If I own **only a non-buildable plot of land in the tract** I am a property owner and owe one FSA.

If I own **only several non-buildable plots of land in the tract** I am a property owner and owe one FSA.

If I own **only a buildable plot of land in the tract with no dwelling** I am a property owner and owe one FSA.

If I own **two or more buildable plots of land in the tract which are not connected and have no dwellings** I owe two or more FSA's, one for each buildable lot.

If I own **a property with a dwelling and one or more other non-buildable plots of land in the tract** I owe one FSA.

If I own **a property with a dwelling and another buildable plot of land attached to my principal lot with dwelling, and I use the second plot as an extension of my property,** I owe one FSA.

If I own **a property with a dwelling and another buildable lot across the street** I owe two FSA's.

If I own **a property with a dwelling and another property attached with another dwelling** I owe two FSA's, one for each property. This would be the same whether I lived in one of the dwellings and rented the other, or rented both.

If I own **three properties, live in one and rent the other two out,** I owe three FSA's.

If I am **a LLPOA dues-paying member,** one FSA is included with my dues. If I would owe three FSA's if I were not a member, as a member I would still owe two FSA's.

If I am **a landlord and own many properties which I rent,** I am responsible for paying fair share on each property I rent. I would owe a full amount on each property for the first ten properties I own and then half amount on each property above ten.