COAST VILLAGE
P. O. BOX "K"
FLORENCE, OREGON 97439
503-997-3312

November 29, 1988

Dear Lot Owner,

We have completed a thorough review of operating costs for Coast Village. This letter is to bring you up to date on the dues structure of Coast Village as well as provide an explanation of increases for the 1989 fiscal year. For the new lot owner we have covered the statement card for your better understanding.

DUES STRUCTURE

Coast Village assessments are broken down into two parts; recreational dues and service fees. A summary follows, for a complete definition please refer to your copy of the easements, covenants, conditions, and restrictions of Coast Village.

RECREATIONAL DUES - Of the total $660.00 assessments in 1988, 58% was recreation dues related. This generally covers maintenance of the common area and recreational facilities. The covenants allow for a 10% increase per year of the recreational dues portion of the assessment.

SERVICE FEES - Forty-two percent (42%) of the total assessments were service fees related in 1988. Service covers maintenance of roads, payment of taxes on Coast Village, utility installation, and for providing water, sewer, and garbage. Increases resulting from higher taxes, higher utility service costs, and increased maintenance costs are passed down to the lot owner.

INCREASES

RECREATIONAL DUES - Assessments for recreation dues for 1989 will increase by 10% as provided in the covenants. A total of $38.20 for the year or $3.18 a month.

SERVICE FEES - In 1988 Coast Village was reassessed by the Lane County Tax Department for tax purposes. The result of this is an 89% increase in real and personal property taxes. This will affect the service portion of each lot owner's fees by $24.80 annually or $2.06 a month.

At this time we do not anticipate an increase in maintenance costs. The increase in utility service was nominal and absorbed by Coast Village.

MISCELLANEOUS

Lots that elect to pay their assessments by the year will receive an 8% discount providing the remittance is postmarked by December 31, 1988. This discount amounts to a savings of $57.85 on your assessments, almost the entire amount of the dues increase.

COAST VILLAGE DUES HISTORY

YEAR	RECREATION W/10 % ANNUAL INCREASE	SERVICE ACTUAL COST	TOTAL PER LOT ANNUAL DUES
1971	$ 72.00	$ 120.00	$ 192.00
1972		120.00	
1973		120.00	
1974	90.00	120.00	210.00
1975	99.00	120.00	219.00
1976	99.00	132.60	231.60
1977	108.90	155.10	264.00
1978	119.79	180.21	300.00
1979	131.77	204.23	336.00
1980	144.95	263.05	408.00
1981	159.45	281.55	441.00
1982	175.40	337.60	513.00
1983	192.94	365.06	558.00
1984	192.94	365.06	558.00
1985	212.23	381.77	594.00
1986	212.23	381.77	594.00
1987	233.45	390.55	624.00
* 1988	256.80	403.20	660.00 *
1989	282.48	440.52	723.00
1990	310.72	411.31	722.03
1991	$ 341.79	$ 341.92	$ 683.71

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF COAST VILLAGE

ARTICLE III ASSESSMENTS

Section 2. Purposes of Assessments. The assessments are for the purposes of:

(a) Recreation dues: Maintaining the common area and recreation facilities, and

(b) Service fees: Maintaining open areas and roads; payment of real and personal property taxes on the common area and recreation facilities, utility installation and roads; and providing utilities.

Section 3. Basis of Assessments. Assessments shall be levied on an annual basis, consisting of recreation dues and service fees, and the amount thereof shall be determined by Declarant. The assessment for the first assessment year shall be $72 for recreation dues and $120 for service fees, for a total of $192 for each lot. Assessments for subsequent assessment years may be increased by Declarant by amounts not exceeding:

(a) Recreation dues; Ten percent (10%) of the recreation dues portion of the assessment for the immediately preceding assessment year, and

(b) Service fees: Increases in the real and personal property tax assessments levied against the roads, the common area and recreation facilities, and utility facilities owned by Declarant; and increases in Declarant's utility service costs and maintenance costs.

Lots that have two dwellings upon them as provided by the covenants will need to contact Alex and Leslie for a review of their situation in 1989.

Lot owners will see an increase in their energy charges and in some cases on basic charges. Coast Village is bringing their electricity rate nearer to that of the Central Lincoln P.U.D. company. It will still be less than it would if you were a direct P.U.D. customer. Meters will be read monthly but billing will continue only on a quarterly basis.

STATEMENTS

Each lot is assigned on account number. It is easy to remember because it is your block number FOLLOWED by your lot number. For example Block 2 Lot 10 has an account number of 10210, Block 15 Lot 12 has an account number of 11512. Your statement includes all information pertaining to your account.

"Dues" column - Under this column you will find the entire years assessments posted. Other items you may find here are charge backs resulting from non-sufficient fund checks and interest if the account is badly in arrears.

"Meter Reading" column - This will show the actual reading of your electric meter.

"KWH" column - Will reflect one months use of electricity at a time. We arrive at this figure by subtracting the previous reading from the current one.

"ELECTRICITY" column - This will reflect what you are being charged for the kilowatt hours used. This column will also reflect a basic charge if a minimum of kilowatts per month are not used.

"CREDITS" column - This will show all remittances against your account. we will pen in a credit ourselves if we find we have made a posting error or over charged you. Normally this will not be accompanied by an explanation.

"DATE" column - Any transaction on your account is recorded by the date.

"NEW BALANCE" column - This will tell you what is owed through the end of the year. How you pay this amount is entirely up to you. You may choose to pay annually, quarterly, or monthly. All payments must be made in advance and should be in the office by the first of the month/quarter. If you prefer dropping your check by please deposit it in the mail drop at the Club House.

Thank you very much, A Merry Christmas to all.
Respectfully,

Alex Leslie

Alex and Leslie Schumacher

YEAR	SCHUMACHER 58% RECREATION DUES W/10% ANNUAL INCREASE	HISTORICAL RECREATION DUES W/10% ANNUAL INCREASE	RECREATION DUES PER LOT ANNUAL SAVINGS	RECREATION DUES CV ANNUAL SAVINGS
* 1988	$ 382.00	$ 256.80		
1989	$ 420.20	$ 282.48		
1990	$ 462.22	$ 310.72	$ 151.50	$ 37,572.00
1991	$ 508.44	$ 341.79	$ 166.65	$ 41,662.50
1992	$ 559.29	$ 375.97	$ 183.32	$ 45,830.00
1993	$ 615.22	$ 413.57	$ 201.65	$ 50,412.50
1994	$ 676.74	$ 454.93	$ 221.81	$ 55,452.50
1995	$ 744.41	$ 500.42	$ 243.99	$ 60,997.50
1996	$ 818.85	$ 550.46	$ 268.39	$ 67,097.50
1997	$ 900.74	$ 605.51	$ 295.23	$ 73,807.50
1998	$ 990.81	$ 666.06	$ 324.75	$ 81,187.50
1999	$ 1089.89	$ 732.66	$ 357.23	$ 89,307.50
2000	$ 1198.88	$ 805.93	$ 392.95	$ 98,237.50
TOTAL PER LOT SAVINGS 1990 THRU 2000			$ 2,807.47	
TOTAL SAVINGS ALL COAST VILLAGE LOTS 1990 THRU 2000				$ 701,564.50

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