



**Midline Master Residential Community, Inc.**

Assessment & Fee Schedule | Last Updated May 7, 2026

<b>ASSESSMENTS</b>	
Annual Assessments (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.3)	\$1,404
Bulk Rate Contract Fee – Hotwire (Master Covenant (Residential) for Midline Amended and Restated Master Residential Community, Article III, Section 9.2)	\$64.56 monthly
<b>PROPERTY TRANSFER FEES</b> (Cohere Community Management Services Agreement 2026, unless otherwise stated)	
<b>Builder Transfer Fees</b>	
Working Capital Assessment (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.8)	Three (3) months of Regular Assessments
Builder to Builder Transfer (Cohere Community Management Services Agreement 2026)	\$100 per lot
<b>Resale Transfer Fees</b>	
Community Enhancement Fee (Master Covenant (Residential) for Midline Master Residential Community, Section 2.4.1)	Transfer Price x (.005%)
Administrative Transfer Fee (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.13)	\$175 (First Owner Transfers and Resales)
Resale Certificate Fee (Master Covenant (Residential) for Midline Master Residential Community, Article III, Section 3.5.8, Texas Property Code § 207)	\$375 (First Owner Transfers and Resales)
<b>DELINQUENCY &amp; LEGAL FEES</b> (Cohere Community Management Services Agreement 2026, unless otherwise stated) (First Amended and Restated Declaration Master Covenant for Midline Residential Community)	
Late Payment Fee (Per month) (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.10)	\$25
Interest (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.11)	Highest rate allowed by state usury laws, or 1.5% per month if no statutory cap (18% annually is the state cap)
Returned Check Fee (Master Covenant (Residential) for Midline Master Residential Community, Article III, Section 3.5.8, Texas Property Code § 207)	\$25
Collection Demand Letter Fee	\$75/letter



Collection Pre-Lien Letter Fee	\$125/letter
Assessment Lien & Foreclosure (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.12)	Costs, expenses, and attorney's fees for collection
Fines and Damages Assessment (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.14)	Not specified
<b>MISCELLANEOUS FEES</b> (Cohere Community Management Services Agreement 2026, unless otherwise stated)	
Attorney Fees (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.12)	Recoverable during foreclosure or collection
Recording/Release Fees (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.12)	Owner pays to release lien
Declarant Loan Interest (Master Covenant (Residential) for Midline Master Residential Community, Article V, Section 5.1.3)	May accrue if Declarant loan funds to Association
County Clerk Recording Fee	\$405 (Harris County filing)
Architectural (Master Covenant (Residential) for Midline Master Residential Community, Article VI, Section 6.4, 6.4.1)	Fee amount to be determined
<b>SCHEDULE OF FINES</b>	
Visit the Community Manual for Midline Master Residential Community.	