



Tehaleh Assessment & Fee Schedule
Tehaleh Owners Association, Inc.
 Effective January 1, 2026

Monthly Assessments	
Tehaleh Owners Association, Inc. (Tehaleh Declaration, Chapter 6)	\$93.28
Property Transfer Fees	
(Homeowners Association Act (RCW 64.38)) (Tehaleh Declaration, Section 6) (Cohere Life, Inc. Management Contract 2025, unless otherwise stated)	
First Owner Transfer Fees	
Ownership Transfer and Disclosure, Lien Estoppel Fee	\$375, or per statue
Working Capital Fee (Tehaleh Declaration, Article 6, Section 6.10)	\$250
Third-Party Processing Fee (homewisedocs.com)	\$25
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$186.56
Resale Transfer Fees	
Ownership Transfer and Disclosure, Lien Estoppel Fee	\$375, or per statue
Third-Party Processing Fee (homewisedocs.com)	\$25
Working Capital Fee (Tehaleh Declaration, Article 6, Section 6.10)	\$250
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$186.56
Property Set Up Fees	
Tenant Account Set-up Fee	\$25
Resale Transfer Rush Fee A. Expedite (72 Business Hours) B. Priority (24 Business Hours)	\$150/rush \$300/rush
Resale Update Fee – After 30 days	\$50
Lender Documentation Fee	\$100
Delinquency & Legal Fees	
(Tehaleh Declaration, Article 6) (Current Collections Policy, Effective January 23, 2023) (Cohere Life, Inc. Management Contract 2024, unless otherwise stated)	
Late Charge (Assessed monthly on the 16th)	\$25
Past Due Reminder Notice (Assessed after 30 days Delinquent)	\$20



Delinquency Notice (Assessed after 60 days Delinquent)	\$20
Pre-Lien Fee (Assessed after 90 days Delinquent)	\$30
Attorney/Collection Turnover	\$300
Lien Filing Recording Service	\$300
Collection Pre-Lien Letter Fee	\$125/letter
Collection Demand Letter Fee	\$75/letter
Foreclosure Monitoring and Set-up Fee	\$400/Setup \$75/Foreclosure
Schedule of Monetary Penalties for Noncompliance	
Tehaleh Due Process and Fine Schedule	
Unauthorized activity in and/or on Tehaleh Owners Association common area	\$500
Declaration, Supplemental Declaration, Bylaw or Rules violation	\$30
Charged per day if a violation continues after a second notice of Violation is delivered	\$30/day
Unapproved Architectural Modification(s)	\$250
Residential Design Review Submittal Fees	
(Tehaleh Architectural Modification Design Manual, updated 11/04/2024)	
Accessory Outdoor Structures, Exterior Modifications	\$25
Decks	\$25
Driveways	\$25
Garages (Detached Garages – See #26 in Design Manual)	\$50
Landscaping Renovations (1-3 Items)	\$25
Landscaping Renovations (4 or more items)	\$50
Permanently Installed Exterior Lighting	\$25
Paint (Exterior color change)	\$25
Patios, Patio Coverings and Awnings	\$25
Play and Sports Equipment – Sport Courts	\$25
In Ground Pools	\$50
Swim Spas and Hot Tubs	\$25
Projections Into Setbacks (fireplace structures, bay or garden windows, stair landings, ornamental features, or similar structures)	\$25
Retaining Walls and Stairs	\$25
Rooftop Equipment (Including Solar Panels)	\$25



RV Garages (Separate Structure - PC Permit Required)	\$50
Sheds and Storage Units	\$25
Discovery Park Community Center Reservations	
Great Room (200 maximum capacity) – Minimum (2) Hours	\$93.75/hour
Great Room Half-day (4 hours) (200 maximum capacity)	\$375.00
Great Room Full day (8 hours) (200 maximum capacity)	\$750.00
Refundable Deposit for Great Room Half-day or Full day	\$500

Please send all closing documents to the following address:

1440 E Missouri Ave, Suite C200
Phoenix, AZ 85014

Please send all payments to the following address:

Payable to: Tehaleh Owners Association
PO Box 64685
Phoenix, AZ 85082