

## Section D – Architectural Control & Procedures

---

### D.2 ARCHITECTURAL DEPOSIT & FEE SCHEDULE

Deposits will be refunded upon approval of Notice of Completion (NOC) less any expenses or fees (including, without limitation architectural review fees and attorneys' fees) incurred or enforcement fines levied in connection with review and construction process. Architectural Review Fees are Non-refundable. A Conceptual Pre-Workshop is available for concept review, prior to an actual submittal, for an additional fee of \$500 paid prior to the Workshop, see page 37, D.2.1, item 5 for additional information.

#### Level 1: No deposit required

**Architectural Fee: \$500 / One (1) Review** (Should additional reviews be required an additional \$150 must be paid upon its resubmittal.)

Consists of minor architectural or landscape projects, such as:

- 1) Architectural projects that will not contain any change in height, footprint, additional square footage, or alter (or potentially alter in the future) neighboring views.
- 2) Maintenance projects, such as, but not limited to: exterior painting; roofing; fence Improvements; exterior lighting; and driveway resurfacing.
- 3) Minor landscaping projects that do not alter grading or include any trees or shrubbery that would or could impact views.
- 4) Notification to the Architectural Committee of your plans are required, however no deposits are required.

#### Level 2: Deposit Required \$5,000

**Architectural Fee: \$1,500** (additional fee expenses exceeding the \$1,500 will be deducted from the Deposit)

Consists of extensive landscape projects above the Level 1 criteria. Level 2 includes, but are not limited to:

- 1) Alterations of the landscape that changes the grading height; terraces in the front or rear yard; the replacement of walls or fences between neighboring yards and the addition of any trees or shrubbery located in either the front or rear yard.
- 2) Installations of pools, spas and sport courts, or other items deemed to be significant projects in Level 2 by the Architectural Committee.
- 3) If a home is demolished with the intent of leaving the Lot empty (other than landscaping).
- 4) Major landscaping projects that involve string line or encroachment issues.

#### Level 3: Deposit Required \$10,000

**Architectural Fee: \$2,500** (additional fee expenses exceeding the \$2,500 will be deducted from the Deposit)

Consists of architectural Improvements, but are not limited to:

- 1) Any landscaping project requiring a string line assessment of any nature.
- 2) Room or floor addition adding less than 500 square feet to the existing Dwelling.
- 3) Remodeling projects altering the outward appearance of a structure, but not including cosmetic changes to exterior surfaces, involving 550 square feet of the existing Dwelling.

#### Level 4: Deposit Required \$20,000

**Architectural Fee: \$5,000** (additional fee expenses exceeding the \$5,000 will be deducted from the Deposit)

Consists of architectural Improvements, but are not limited to:

- 1) Room or floor additions greater than 500 square feet or remodeling involving greater than 500 square feet of the existing Dwelling.
- 2) Greater than fifty percent (50%) of the existing home must remain intact or they will be considered extensive projects and fall into the next category. This assessment will be determined by the Architectural Committee.
- 3) Landscaping and hardscape associated with the proposed remodel.

#### Level 5: Deposit Required \$30,000

**Architectural Fee: \$7,500** (additional fee expenses exceeding the \$7,500 will be deducted from the Deposit)

Consists of architectural Improvements, but are not limited to:

- 1) Complete demolition of the existing dwelling, extensive remodels as stated in Level 4 and building of a new home.
- 2) Landscaping and hardscape associated with the proposed Improvements.