

2/15/16

## CONSTRUCTION FEES

- I. Construction fee for New Home Construction - \$3,500.00
  - A. Due with submittal of Construction Plans to ALC – see APPENDIX A
  - B. Includes approved construction period of 18 months
  - C. Extensions, if needed, of construction period:
    - 1. Additional 6 months extension (months 19-24) \$500
    - 2. Additional 12 months extension (months 25-36) \$2,500
    - 3. Each additional 12 month extension \$2,500
  
- II. Modification of Existing Homes
  - A. Minor Modification Submittal
    - 1. Examples would be an outside existing color change or modification to existing landscape
    - 2. Requires plan drawing or color board to ALC\*
    - 3. No fee shall be charged
  - B. Medium Modification Submittal
    - 1. Examples would be an exterior structure addition or a room enlargement requiring a building permit
    - 2. Requires detailed plans and drawings\*
    - 3. Fee is dependent on extent of the modifications, but not to exceed \$500

\*Submittal form is available from the Association Manager

## LANDSCAPE DEPOSIT

- I. Deposit of \$10,000 due with submittal of Construction Plans to the ALC
  - A. Deposit is to facilitate the timely competition of the landscape portion of the ALC Approved Plans
  - B. Deposit to be returned after ALC review determines that the landscape was completed in accordance with the intent of the ALC approved landscape plan
- II. Duration of Landscape Deposit
  - A. Landscape is to be completed within 15 months of the Homeowner receiving a Certificate of Occupancy
  - B. Each month after 15 months will require a \$500 forfeiture from the \$10,000 deposit. Forfeitures will be deducted and the remaining deposit will be returned to the Homeowner upon completion of the landscape work.