



**Architectural Review Committee
FEE AND DEPOSIT SCHEDULE**

Make all checks payable to The Thom's Estate HOA, Inc.

New Home Construction:

Application Fee: \$1,250 non-refundable fee, due with Preliminary Plan Review submission. Covers Preliminary and Final Reviews. *Any review process requiring more than 4 submissions will be assessed an additional application fee.*

Deposit: \$10,000 construction deposit, due with Final Plan Review submission, and refundable minus inspection fees, once construction is complete unless damages occur or penalties are not paid.

Penalty fee: \$5,000 monthly (from earlier of permit date or commencement of construction) for failure to apply through the ARC. (Note: Homeowner must pay fee, cease construction activities, and then comply with ARC Guidelines, including the possibility that the unapproved improvement may need to be removed and returned to its original condition.)

Inspections: One after framing, and one at completion. *\$250 fee per inspection.*

Post –Construction:

Major Improvements: a significant structural change to the exterior of the home, e.g., deck, porch, or room addition.

Application fee: \$750 due with application to the ARC, non-refundable. *Any review process requiring more than 3 submissions will be assessed an additional application fee.*

Damage deposit: \$5,000, due with Final Plan Review submission, and refundable minus inspection fees, once construction is complete unless damages occur or penalties are not paid.

Penalty fee: \$1,000 monthly (from earlier of permit date or commencement of construction) for failure to apply through the ARC. (Note: Homeowner must pay fee, cease construction activities, and then comply with ARC Guidelines, including the possibility that the unapproved improvement may need to be removed and returned to its original condition.)

Inspections: One after framing, and one at completion. *\$250 fee per inspection.*

Above fee schedule effective June 27, 2016.



Minor Improvements: any minor change or addition to the exterior of the home, e.g., fences, arbors, swings, change of paint colors, revision of doors or windows, revisions of siding, shutters, or roof, addition of a power generator system, attached storage areas.

Application fee: \$400 due with application to the ARC. \$150 is a nonrefundable application fee, and \$250 is a prepayment of the inspection fee which is refundable upon request if homeowner decides not to commence construction on the improvement and no inspection is required. *Any review process requiring more than 2 submissions will be assessed an additional application fee.*

Damage deposit: At discretion of the ARC based on project scope, not to exceed a Major Improvement.

Penalty fee: \$150 for failure to apply through the ARC. (Note: Homeowner must pay fee, cease construction activities, and then comply with ARC Guidelines, including the possibility that the unapproved improvement may need to be removed and returned to its original condition.) Inspections: One at completion. *\$250 fee per inspection (prepaid with application).*

Landscaping: The ARC encourages The Thoms Estate homeowners to install tasteful landscaping and yard art, always keeping in mind the importance of view protection, erosion control and the conservation of water. Use of Native plants is encouraged.

ARC requires approval of the initial landscaping plan (part of the new home construction process above) but provided the homeowner follows the guidelines stated herein, no further approval is necessary. **It is highly encouraged that any substantial change to the original landscaping plan be submitted to the ARC for approval, as the ARC reserves the right to require removal of any additional landscaping which violates the covenants or landscaping guidelines, at the sole discretion of the ARC.**

Application Fee: \$50 upon submission of a landscape plan (not include the initial landscaping plan provided as part of the New Home Construction process).

**Inspection Fees are deducted from the Deposit, which is returned following construction after the deduction of Inspection Fees, Damages repaired by the HOA, and any Fines levied by the ARC and/or HOA Board of Directors. If Deposit is insufficient to cover damages, additional monies will be due.*

Above fee schedule effective June 27, 2016.



Penalty Schedule

This penalty schedule is retroactive to include any in-progress construction.

The ARC reserves the right to assess damages, penalties and/or fines for nuisances during construction, damage to common areas (including but not limited to roads) or to the personal or real property of other property owner's.

Damage Assessments are at the discretion of the ARC, and at a minimum will require that the damage be repaired to its original condition or a monetary penalty sufficient for the ARC to effect the repairs plus a 20% administrative fee.

Penalties will be assessed to any action of a property owner or contract which results in a penalty or fine by a governmental agency to the HOA, plus a 20% administrative fee.

Fines are at the discretion of the ARC and are a minimum of \$100. Fines will be assessed for nuisances, such as but not limited to, parking in unauthorized areas not contained within the construction site, failure to contain trash, erosion or other run off from one's property; working on Sundays; working on federally recognized holidays without written permission of the ARC; failing to respond to noise complaints by neighbors; and, other nuisances creating a dangerous condition or impacting the quiet enjoyment of others in the neighborhood.