



Architectural Control Fees Policy

Purpose and Intent

This policy establishes, and clarifies Administrative Fees and Compliance Fees associated with improvement projects within the King's Deer Community. It specifies the nature and amounts of the fee(s), if any, associated with each of the four (4) various project application forms required to be submitted to the Architectural Control Committee (ACC) for approval prior to any work commencing on the property.

Terms and Definitions

Administrative Fees - Non-refundable monies collected during the application process that are associated with the costs of review, periodic clerical maintenance, and various on-site inspections performed during the "life" of the project until it's completion.

Ancillary Building - Ancillary Building Project - (*See Design Standards for details*)

Compliance Fees - Monies collected during the application process to insure adherence to the specifics of the Project as submitted by the Owner of the Property and approved by ACC. The compliance fee is refundable pursuant to the project being completed as approved by the ACC, and in accordance with the Association standards—the covenants and *Design Standards*.

Landscaping and Fencing Project (*See Design Standards for details*)

Major Addition - The structural addition to an existing residence that requires an alteration or addition to the existing foundation.

Minor Addition - The structural addition to an existing residence that does not require an alteration or addition to the existing foundation.

Miscellaneous Project - (*See Design Standards for details*)

New House / New House Construction / New House Construction Project - (*See Design Standards for details*)

Reconstruction - Reconstructing a damaged or destroyed residential structure.

Project Applications and their Associated Administrative and Compliance Fees

New Construction Project

<u>Project Type</u>	<u>Administrative Fee</u>	<u>Compliance Fee</u>
New House	Highlands - \$700.00	\$5,000.00
	Classic - \$200.00	\$5,000.00
Major Addition	Highlands - \$200.00	\$1,000.00
	Classic - \$200.00	\$1,000.00

Minor Addition	Highlands - \$00.00	\$00.00
	Classic - \$00.00	\$00.00
Reconstruction >50%	Highlands - \$700.00	\$2,500.00
	Classic - \$200.00	\$2,500.00
Reconstruction <50%	Highlands - \$200.00	\$1,000.00
	Classic - \$200.00	\$1,000.00

Ancillary Building Project

<u>Project Type</u>	<u>Administrative Fee</u>	<u>Compliance Fee</u>
All Projects	Highlands - \$200.00	\$1,000.00
	Classic - \$200.00	\$1,000.00

Fence and Landscape Project

<u>Project Type</u>	<u>Administrative Fee</u>	<u>Compliance Fee</u>
All Projects	Highlands - \$00.00	\$00.00
	Classic - \$00.00	\$00.00

Miscellaneous Project

<u>Project Type</u>	<u>Administrative Fee</u>	<u>Compliance Fee</u>
All Projects	Highlands - \$00.00	\$00.00
	Classic - \$00.00	\$00.00

Approved by King's Deer Board of Directors on October 20, 2009

President, Board of Directors

Secretary, Board of Directors