

Architectural Committee
Fee and Deposit Schedule
 January 1, 2002

PLAN SUBMITTAL FEES*
 (Non Refundable)

CONSTRUCTION DEPOSITS**

	Amount	Refundable
New House	\$ 0.50 pr. sq. ft.	\$4,500.00
Accessory Structures and Additions Including but not limited to remodel, barn, corral, guest house, patio cover, gazebo, cabana, deck	\$ 0.25 pr. sq. ft.	50%
Hardscape (including but not limited to flatwork on grade patio, driveway, walkways, etc.)	\$200.00	50%
Tennis and Sports Court	\$500.00	50%
Pool, with or without Spa	\$400.00	50%
Spa, alone	\$200.00	50%
Equipment Deposit (cement truck, etc.)	\$500.00	100%
Grading: 50 - 500 cu. yds	\$180.00	80%
501 - 1,000 cu. Yds	\$250.00	"
1,001 - 5,000 cu. yds	\$315.00	"
5,001 - 10,000 cu. yds	\$380.00	"
over 10,000 cu. yds	\$445.00	"
All Other Construction (including as built, revisions, landscape and all other improvements not included above)	\$100.00	50%

**The refundable portion of the deposit is ONLY refundable if during the course of construction you have followed your approved plans. During the course of construction if the Architectural Committee determines that you have deviated from your approved plans, issues a Stop Work Order, and removes your project from the Approved Construction List, it will be necessary to reimburse the Association for all costs incurred by the Association (plan check, inspection, engineering, architectural, legal, etc.) to bring your project back into compliance. These costs must be paid prior to your project being placed back on the Approved Construction List.

Under "Special Circumstances", as determined by the Architectural Committee, a large deposit may be required. The Architectural Committee reserves the right to re-evaluate the construction deposits.

NOTE: Construction permits are issued for a period of 24 months for new construction, and 12 months for all other subsequent construction.

For supplemental fees see page 2.

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MISCELLANEOUS

	<u>FEE/DEPOSIT AMOUNT</u>	<u>REFUNDABLE</u>
VARIANCE or INTERFERENCE APPLICATION	\$ 500.00	0 – IF APPROVED \$400 – IF DENIED
SOILS TESTING	\$5,000.00	\$4,750.00
DEMOLITION FEES	\$1.00 PER SQ FT \$500.00 equip/fee	100% after one year
STREET EXCAVATION PROJECT Separate permit; application must be made to the Maintenance Committee	based on length and extent	100%
CANCELLATION FEE FOR NOTICES OF VIOLATION	\$ 250.00	-0-
SATELLITE DISH FEES (over 24" in diameter)	\$ 1,500.00	\$ 1,000.00
LIKE-FOR-LIKE REPLACEMENT <i>* Deposit will be forfeited if work done deviates from what had been approved</i>	\$ 1,500.00**maximum	*100%
REVISIONS TO APPROVED PLANS	Cost + \$100	-0-
AS BUILTS (includes grading)	Cost + \$150	-0-
REINSPECTION FOR CONCRETE POUR	Cost + \$100	-0-
ARBORIST REVIEW	\$ 500.00	-0-

EXTENSIONS

EXTENSION OF PLAN APPROVAL:

If construction is not started within 6-months of approval, at the discretion of the Architectural Committee, a 6-month extension may be granted: **50% of plan submittal fee**

If an extension is granted, construction must be started within one year of original approval or the approval will be rescinded automatically and the entire submittal process, including payment of fees, will start all over.

EXTENSION OF CONSTRUCTION PERMIT:

Unexpired Permits for New House Construction

6-month extension	\$1,500.00
2 nd 6-month extension	\$3,000.00

Unexpired Permits for All Other Construction

6-month extension	50% of Construction Deposit
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AFTER-THE-FACT FEES

	<u>FEE/DEPOSIT AMOUNT:</u>	<u>REFUNDABLE:</u>
NEW CONSTRUCTION , unapproved	\$6,000.00	0
GRADING , unapproved	equal to amount of deposit	0
EXTERIOR IMPROVEMENTS , unapproved	equal to amount of deposit	0
VARIANCE / TEMPORARY INTERFERENCE WITH EASEMENTS APPLICATION FEE, Unapproved building in the easement area	\$ 500.00	0

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I. Regulations Regarding Grading, Excavation and Erosion Control:

A. PLANS

- (1) All grading (including excavation and fill) shall be prepared by a licensed Civil Engineer. The plans shall be at a scale suitable to clearly and adequately depict all grading work to be done on the site and shall bear the name, title, and signature of the Civil Engineer, and shall be dated.
- (2) The owner's name, address and telephone number shall be shown on the engineer's plan.
- (3) The name, title, address and telephone number of the project geologist and soil engineer (when required) shall be shown on the plans.
- (4) The grading plan shall show all proposed cut and fill slopes.
- (5) An accurate determination of cut and fill shall be shown with the actual volume of cut and fill (in cubic yards) shown on the grading plan.
- (6) Appropriate government agency approval of the plans shall be obtained prior to approval by the Association.
- (7) An estimated time of beginning and completion of the grading work shall be indicated on the plans.

B. REPORTS

- (1) When geological and/or soil engineering reports are required and prepared for the proposed grading site, copies of the reports may be requested.
- (2) Required geology and soil reports shall be prepared by qualified geologists and engineers licensed by the State of California. The reports shall bear the signature and license number of the professional responsible for the work contained in the report(s). The report shall be based upon the grading and development plan prepared by the Civil Engineer or Architect.
- (3) Requirements for periodic geologic/soils engineering inspection of the grading work shall be shown as a specification note on the plans.

C. PERMITS

- (1) All grading plans shall be approved by all local government authorities and permits issued prior to final approval by the Association. A County-approved building plan may be required.

II. EXPIRATION DATES FOR CONSTRUCTION PERMITS

- A. All new construction permits expire 1-1/2 yrs. (18 months) after date of issuance.
 - (1) A 6-month extension may be available on **unexpired** permits at the discretion of the Architectural Committee. The fee is \$1,500. If the Architectural Committee approves an additional 6-month extension, the fee is \$3,000.
 - (2) Upon expiration of your permit, your lot may be removed from the approved construction list. The Architectural Committee may require re-application and submission of a Schedule for Completion of Construction.
- B. All other construction permits expire 6 months from date of issuance.
- C. Soil testing equipment permits expire 30 days after date of issuance.

III. REFUNDS

Requests for refunds must be made in writing (form available) to the Association Office. Refund requests are placed on the agenda for the following Architectural Committee meeting. The request is assigned to a committee member who performs an on-site inspection and returns with the report at the next scheduled meeting (the committee meets on the second and fourth Tuesdays of each month). A transmittal letter is sent and,

if approved, the deposit is refunded. If approval is not given, the property owner is notified by mail as to the required correction(s).

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- A. SOIL TESTING EQUIPMENT REFUND** – An on-site inspection is made to ensure that the equipment has not damaged the roads and that all test pits have been refilled.
- B. GRADING/CONSTRUCTION AND EROSION** – No refund shall be made until all work has been fully performed in accordance with the approved plans referred to above, and the CC&R's, the Committee rules and any conditions imposed by the Architectural Committee in conjunction with its approval, and in addition: **(a)** construction is not deemed performed until owner has delivered to the Committee a copy of the certificate of occupancy or similar form issued by Ventura County, and the property is free of all debris; **(b)** grading is not deemed performed until owner has delivered to the Committee a certificate of the responsible Civil Engineer that all grading has been completed in accordance with the County approved plan; and **(c)** landscaping and erosion control is not deemed performed until owner has notified the Committee that all plants specified by the plans are in place and that adequate erosion control measures (plants and irrigation) have been taken on all cut slopes, and until sufficient time has passed to assure that all plantings have taken hold.