

SADDLE CREEK FOREST

Architectural Review Board

This document describes the fees associated with improvements to properties in Saddle Creek Forest that are subject to Architectural Review.

Category 1 – Site Clearing Only

- Defined as the clearing of a lot utilizing mechanical equipment (Bull Dozer, Backhoe, etc.)
- Burning of cleared vegetation is **NOT** allowed
- First Inspection done after Culvert, Temporary Driveway, and Silt Fencing are in place.
- Final inspection done by ARB or Association Management Company after lot is cleared and prior to return of Clean Site / Damage Deposit

Category 2 – New Home Construction

- Defined as the construction of new residence (primary or secondary)
- Deposits and fees from Category 1 may be applied to Category 2 upon written request to ARB
- First inspection when notified by Contractor Foundation forms are in place prior to concrete pour
- Monthly inspections will be performed to ensure project progresses as approved and site is kept clean
- Final inspection when notified by Contractor new home is complete and prior to return of Clean Site Deposit
- Burning of cleared vegetation is **NOT** allowed
- Other inspection will be scheduled at the discretion of the ARB or Inspector

Category 3 – New Home Construction with Site Clearing

- Defined as the construction of new residence (primary or secondary) with Site Clearing
- First Inspection done after Culvert, Temporary Driveway, Silt Fencing, Portable Toilet and Builders Sign are in place.
- Second inspection when notified by Contractor forms are in place prior to concrete pour
- Monthly inspections will be performed to ensure project progresses as approved and site is kept clean
- Final inspection when notified by Contractor new home is complete and prior to return of Clean Site Deposit
- Burning of cleared vegetation is **NOT** allowed
- Other inspection will be scheduled at the discretion of the ARB or Inspector

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Category 4 – Major Modifications or Additions to an Existing Structure

- Defined as changes to an existing structure that alters the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home
- Addition of any structure, pool, landscaping or other improvements requiring the use of mechanized construction equipment
- Contribution to Reserve Fund for Road Maintenance can be waived upon request provided no concrete is poured or no mechanical equipment is utilized in the construction
- First inspection when notified by Contractor Foundation forms are in place prior to concrete pour
- Other inspection will be scheduled at the discretion of the architectural consultant

Category 5 – Additional Building or Accessory Structures, and Perimeter Fence

- Defined as any additional structures to the property but do not alter the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home; such as but not limited to, sheds, barns, storage buildings, or playhouses that are 150sf and larger, and fencing that will be on the property lines in either the front or back of the property.
- Final Inspection is performed when property owner claims completion of project prior to refund of any deposit

Category 6 – Minor Modification to Existing Home, Buildings and Other Improvement

- Defined as changes to an existing structure that do not alter the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home; or any existing buildings on the property, ie painting, adding shutters, gutters etc.
- Includes changes or improvements to the exterior of properties not covered by other categories
- Contribution to Reserve Fund for Road Maintenance waived
- Inspection requirements are handled by the ARB or Association Management Company.

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Plan Review and Mandatory Inspection Fee Composition and Breakdown

All Fees are due with Application Submittal

	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Category 4</u>	<u>Category 5</u>	<u>Category 6</u>
Contribution to Reserve for Road Maintenance	\$200	\$800	\$800	\$400	\$200	\$0
Architectural Review Fees	\$100	\$500	\$500	\$500	\$200	\$100
Site Inspections Required	1	12	14	2	1	0
Site Inspection Cost	\$115	\$1,380	\$1,610	\$230	\$115	\$0
Total Fees (paid by property owner)	\$415	\$2,680	\$2,910	\$1,130	\$515	\$0
Clean Site / Damage Deposit (Refundable with penalties)	\$2,500	\$5,000	\$5,000	\$1000	\$1000	\$115
Total Fees & Deposits Due with Application	\$2,915	\$7,680	\$7,910	\$2130	\$1515	\$215

Note: A processing fee of \$125.00 per occurrence will be charged to review any modifications to the approved construction project program or for re-inspection as required due to violations or changes. The process change fee applies to all project types.

Owner acknowledgement signature: _____