

## **Construction Fee Schedule** *(Updated November 2024)*

### *Design Review fees:*

New homes	\$10,000
Remodels/Additions/Exterior Improvements <sup>1</sup>	Up to \$10,000

### *Refundable Construction Bonds*

New Homes	\$65,000
Remodels/Additions <sup>1</sup>	Up to \$25,000
“Major” Exterior Improvements <sup>1</sup>	Up to \$15,000
Landscaping and “Minor” Exterior Improvements <sup>1</sup>	Up to \$5,000

### *Other Fees:*

Glenwild Road Impact Fee	\$5,000 <sup>2</sup>
Bitner Ranch Road Impact Fee	\$5,000 <sup>2</sup>
Excessive Hauling Fees (Per 100 loads over initial 100)	\$2,500 <sup>3</sup>
ARC Non-Compliance Fee	\$5,000 <sup>4</sup>

<sup>1</sup>See the ARC’s “Remodel/Improvement Fees and Bond Structure” document for more details. Exact amount at ARC discretion depending on the complexity of a given project, the expected build time required and the disturbance of the lot and adjacent properties.; applies to any post construction improvements including, but not limited to, landscaping, entry monuments, and additions.

<sup>2</sup>Required for new home builds and large remodel projects.

<sup>3</sup>This fee will be charged in 100 load increments over initial 100 loads.

<sup>4</sup>Failure to receive approval from the Architectural Review Committee for any improvement to any lot or home that does not comply with the ARC-approved plans. This fine applies to *each* violation and cannot be paid from the refundable construction bond. Non-approved improvements may be subject to removal.

## **CONSTRUCTION COMPLETION VIOLATIONS** *(Updated May 2023)*

Any new construction or remodel in Glenwild must be completed within 24 months under the plans and conditions required by the Architectural Review Committee ("ARC"). *This deadline pertains to both the exterior of the home and the driveway but does not include landscaping.* Any project that goes beyond this time period is subject to a fine. If within the twenty-four (24) month construction period there is no discernible activity for a period exceeding two (2) months on the worksite, the fine schedule shown below will be initiated and fines will be applied as outlined below. This fine schedule applies to new projects as well as projects currently under construction.

### **MONTHLY FINE SCHEDULE:**

*Month 25* : Written warning

*Month 26* : \$5,000

*Months 27 - 29*: Prior month's fine plus \$500 additional each month.

*Months 30 through completion*: If the exterior of the home and the driveway have not been finished, there will be a fine of \$10,000.00 per month until these are complete.

*Month 36* : \$50,000 one-time incremental fine.

The accruing fines will continue to the end of the project and a final release is signed by the HOA.

### **CONSTRUCTION EXTENSIONS:**

No formal construction extensions will be offered, but the Glenwild ARC, at its discretion, may take into consideration certain hardships such as weather, natural disasters, or unforeseen conditions caused by the Community. These rules and fines replace the "Construction Compliance Fee Schedule" found in the existing Architectural Design Guideline and Standards dated October 2022.