

## APPENDIX A: Schedule of ARC Fees and Refundable Construction Deposits

Table 4 below lists the non-refundable Review Fees for the various types of new construction and changes to existing structures, and Table 5 on the next page lists the refundable fees that apply to construction activity. These fee schedules may be revised from time to time at the discretion of the SPOA Board of Directors.

**Table 4 – Schedule of ARC Non-Refundable Review Fees**

ACTIVITY	REVIEW FEE
<b>New Construction Design Plans of Single- and Multi- Family Dwellings*</b>	\$2,500
Resubmittal of Preliminary plans more than 90 days after initial review	\$500
<b>New Construction Design Plans of Pre-Approved Model Home Plans*</b>	\$2,500
*Resubmittal of any plans after five ARC Committee Design Reviews	\$350 per meeting
<b>Exterior Alterations to Existing Dwellings</b>	
<b>Single Family Request for Exterior Alteration/Maintenance</b>	
Repair or replacement of windows, decks, skylights, doors, trellises, roofing, paint, tree removal and/or pruning, landscaping, or other exterior changes not covered under other sections of the fee schedule	
<b>Projects costing under \$1,000</b>	\$0 (No review fee)
<b>Projects costing over \$1,000</b>	\$50
<b>Multi-Family Request for Exterior Alteration/Maintenance</b>	
<b>Regime / Association Approved Standard</b>	\$0 (No review fee)
<b>Regime / Association where no Standard has been approved:</b>	
Projects costing under \$1,000	\$0 (No review fee)
Projects costing over \$1,000	\$50
Addition of Enclosed or Open Space or Enclosure of Existing Space (with no approved Standard)	Per Fee Schedule Below
<b>Additions and/or Enclosures</b>	
<b>Enclosed Floor Space</b>	
Addition or expansion of enclosed floor area with changes to the building footprint	\$1,000
Additions or expansions of enclosed floor area using the existing roof structure and floor system and where exterior walls are created or modified	\$500
<b>Decks and Porches</b>	
New or expanded covered porch	\$500
New or expanded uncovered porch	\$250
<b>Pool Elements / Docks</b>	
Addition of a swimming pools, related decks, Landscaping, walkway, enclosures, etc.	\$1,000
Dock Construction	\$1,000
<b>Unimproved Property</b>	
<b>Selective Clearing of Lots</b>	\$25

**Table 5 – Schedule of ARC Refundable Construction Deposits**

ACTIVITY	CONSTRUCTION DEPOSIT
<b>New Construction – Single-Family</b>	\$12,000 (50% each, Contractor and Property Owner)
<b>New Construction – Multi-Family</b>	
- 1-5 units	\$12,000/unit
- 6 or more units	\$12,000/units 1-5, plus \$6,000 each additional unit
<b>Remodel of Existing Structures</b>	
Note: Determination of the deposit category is made by the ARC in its sole discretion	
- Enclosed addition less than 500 sq. ft.	\$2,000
- Enclosed addition 500 sq. ft. or more	\$4,000 (50% each, Contractor and Property Owner)
- Major Remodel	\$8,000 (50% each, Contractor and Property Owner)
<b>Remodel of Entire Multi-Family Developments</b>	
- Multi-Family with detached units	\$3,000/building
- Multi-Family with multiple attached units per building	\$6,000/building
<b>Beach Trust Plant Trimming</b>	\$1,000
<b>Dock Construction</b>	\$1,000 (50% each, Contractor and Property Owner)

Note: All deposit amounts are to be replenished within five business days if assessments are levied against the deposit.