

## FALLS COVE ACC Fee Schedule

### Architectural Control Committee (ACC)

**Primary Residence submission \$1500.** The fee covers:

- Initial submittal for the primary residence. If initial is not approved, up to two subsequent reviews of resubmittals. All items included with the initial submittal, including landscape plans, pools submitted in full with home plans will be reviewed within this fee.
- Review of the registrant's (builder's) submittal of as-built foundation site plan prepared by a licensed surveyor, where required.
- Review of photos submitted by the registrant at dry-in and at completion to confirm compliance with approved submittal.
- Three on-site reviews will be performed for a new residence including site staking review, dry-in and final review at completion to confirm that escrow deposits or bonds can be released.

If additional services from the architect are required, the builder is required to pay fees as follows:

- Plan review of subsequent re-submittals for the primary residence of more than two: \$250/each.
- Additional on-site review to verify corrective action has been taken: \$350/each. ACC members will work with builders regarding verification of corrective actions where possible to minimize the need for the architects on site services.
- Plan review of pools, spas and any other accessory structures, when not included with the initial submittal for the primary residence and submitted prior to the approval of the home design: \$450/each with the final site inspection included.
- Additional services needed from the architect will be billed at an hourly rate of \$85.00 per half hour or portion thereof.
- Reimbursable expenses related to the performance of additional services will be charged at 1.15 times actual cost and for automobile mileage at the then current rate permitted as non-taxed reimbursement by the IRS.

**Landscape/construction escrow \$1000.**

- Once all improvements have been completed, including landscape improvements, a final inspection will be conducted to ensure compliance with the ACC's approved final building plans and specifications.
- Final landscape improvements must be completed within 3 months of completion of the residence on the lot.
- The escrow will be refunded after the inspection has been conducted and the lot is considered 'in compliance' with the final approved building specifications and landscape requirements if it has not been used for any purposes listed in 5.4 of the Architectural and Landscape Guidelines.

**Architectural Control Committee (ACC):**

**Additions to a residence.**

- Submission fee of \$.45/SF of the interior areas of the added or remodeled space, with a minimum fee of \$250.00.
- This fee is required for all conditioned spaces and garages.
- This fee may be required for additions to a primary residence such as decks, roofing decks, adding porches or other architectural features if the ARC determines the expertise of an architect is required.
- A single final on-site review shall be performed by the architect for additions to a residence.

**Additions or modifications to landscape and homes. \$75 submission fee.**

- Any exterior changes or additions to homes or landscape that require approval based on the Covenants, Conditions & Restrictions or the Architectural & Landscape Guidelines.
- This fee will not apply if the 'additions to a residence' fee is required.
- This fee applies to projects which require prior approval such as tree cutting, sheds, pools, pool accessory structures, fences, fire pits, play/sports equipment, changing paint colors, adding or changing exterior & landscape lighting, sidewalks, patios, pergolas, gazebos, storm doors, installation of landscape beds, trees, screening plants, and irrigation.
- This is not a complete list of modifications or additions that require approval. Consult your governing documents for a complete list.