



## ARC FEE SCHEDULE

### New Home

<b>Filing Fee Amount</b>	\$.50 per sq ft of gross area*
<b>Performance Guaranty Fee (PGF)</b>	\$1.00 per sq ft of Gross area* or \$2000 min.
<b>Total Amount Due</b>	Filing Fee plus PGF
<b>Number of Meetings included</b>	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

### Large Addition (Addition (1000 sq ft or larger) to home requiring landscaping/hardscape)

<b>Filing Fee Amount</b>	\$1200
<b>Performance Guaranty Fee (PGF)</b>	\$1.00 per sq ft of Gross area* or \$2000 min.
<b>Total Amount Due</b>	Filing Fee plus PGF (Minimum \$3200)
<b>Number of Meetings included</b>	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

### Large Addition (\*\*Significant Architectural changes to existing home)

<b>Filing Fee Amount</b>	\$1200
<b>Performance Guaranty Fee (PGF)</b>	\$1.00 per sq ft of Gross area* or \$2000 min.
<b>Total Amount Due</b>	Filing Fee plus PGF (Minimum \$3200)
<b>Number of Meetings included</b>	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

### Large Addition (\*\*Significant Architectural changes to existing home with landscaping/hardscape)

<b>Filing Fee Amount</b>	\$1200
<b>Performance Guaranty Fee (PGF)</b>	\$1.00 per sq ft of Gross area* or \$2000 min.
<b>Total Amount Due</b>	Filing Fee plus PGF (Minimum \$3200)
<b>Number of Meetings included</b>	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

### Garage with Living Space

<b>Filing Fee Amount</b>	\$1200
<b>Performance Guaranty Fee (PGF)</b>	\$1.00 per sq ft of Gross area* or \$2000 min.
<b>Total Amount Due</b>	Filing Fee plus PGF (Minimum \$3200)
<b>Number of Meetings included</b>	3
<i>All meetings over 3 will be charged at \$150 per meeting</i>	

### Medium Addition (Expansion of living space (less than 1000 sq ft)

<b>Filing Fee Amount</b>	\$750
<b>Performance Guaranty Fee (PGF)</b>	\$1000
<b>Total Amount Due</b>	\$1750
<b>Number of Meetings included</b>	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

**Medium Addition (Garage with no living space)**

<b>Filing Fee Amount</b>	\$750
<b>Performance Guaranty Fee (PGF)</b>	\$1000
<b>Total Amount Due</b>	\$1750
<b>Number of Meetings included</b>	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

**Cabana**

<b>Filing Fee Amount</b>	\$500
<b>Performance Guaranty Fee (PGF)</b>	\$1000
<b>Total Amount Due</b>	\$1500
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**Pool with Landscape**

<b>Filing Fee Amount</b>	\$500
<b>Performance Guaranty Fee (PGF)</b>	\$1000
<b>Total Amount Due</b>	\$1500
<b>Number of Meetings included</b>	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

**General Revisions to Landscape**

<b>Filing Fee Amount</b>	\$250
<b>Performance Guaranty Fee (PGF)</b>	\$250
<b>Total Amount Due</b>	\$500
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**\*\*\*Dock**

<b>Filing Fee Amount</b>	\$500
<b>Performance Guaranty Fee (PGF)</b>	\$500
<b>Total Amount Due</b>	\$1000
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**Fresh Water Dock**

<b>Filing Fee Amount</b>	\$200
<b>Performance Guaranty Fee (PGF)</b>	\$200
<b>Total Amount Due</b>	\$500
<b>Number of Meetings included</b>	0
<i>All meetings over 0 will be charged at \$150 per meeting</i>	

**Existing deck converted to Screened Porch or 3-season Room**

<b>Filing Fee Amount</b>	\$750
<b>Performance Guaranty Fee (PGF)</b>	\$1000
<b>Total Amount Due</b>	\$1750
<b>Number of Meetings included</b>	2
<i>All meetings over 2 will be charged at \$150 per meeting</i>	

**Existing Carport to Screened Porch**

<b>Filing Fee Amount</b>	\$350
<b>Performance Guaranty Fee (PGF)</b>	\$500
<b>Total Amount Due</b>	\$850
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**Existing screened porch to 3-season room**

<b>Filing Fee Amount</b>	\$150
<b>Performance Guaranty Fee (PGF)</b>	\$150
<b>Total Amount Due</b>	\$300
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**Small Addition (Expansion of living space up to 150 sq ft.)**

<b>Filing Fee Amount</b>	\$350
<b>Performance Guaranty Fee (PGF)</b>	\$500
<b>Total Amount Due</b>	\$850
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged at \$150 per meeting</i>	

**Small Additions/Alterations** (*Installing deck, patio, fence, outdoor shower, residing; adding and/or deleting windows/doors; replacing railroad tie retaining wall with natural stone; addition of retaining wall; extending existing fence*)

<b>Filing Fee Amount</b>	\$150
<b>Performance Guaranty Fee (PGF)</b>	\$150
<b>Total Amount Due</b>	\$300
<b>Number of Meetings included</b>	1
<i>All meetings over 1 will be charged an additional \$150 per meeting</i>	

**Minor Changes**

<b>Pre Tree Removal Inspection</b>	<b>ARC Inspection required prior to removal</b>		
<b>Change</b>	<b>Filing Fee</b>	<b>PGF</b>	<b>Total</b>
Replacing Shrubs in kind	No Charge	No Charge	No charge
Repaint home either same ARC approved or new ARC approved color	\$50	\$50	\$100
Replace Existing Fence in kind	\$50	\$50	\$100
Replacing existing fence with difference ARC approved	\$50	\$50.	\$100
Replacing existing deck in kind or composite	\$50	\$50	\$100
Re-roofing (whether in kind or different)	\$50	\$50	\$100
Install Shed	\$50	\$50	\$100
Install Window Boxes	\$50	\$50	\$100
Install Shutters	\$50	\$50	\$100
Install Gutters	\$50	\$50.	\$100
Replacing existing fence with difference ARC approved	\$50	\$50.	\$100
Replacing existing windows	\$50	\$50	\$100
Replacing existing door/slider	\$50	\$50	\$100
Replacing RR ties with Cobblestone AND adding cobble edging to driveway	\$75	\$75	\$150
Replacing RR ties with Cobblestone	\$50	\$50.	\$100
Adding apron	\$50	\$50	\$100

**Mail Boxes** - Please refer to ARC Guidelines and Specifications - Section IV-M.

**\*GROSS AREA:** The sum of all floors and areas used for human occupancy, including stairs, garage, cabanas measured to the outside face of exterior walls. Not included are cellars, unenclosed porches or attics not used for human occupancy.

**\*\*SIGNIFICANT ARCHITECTURAL CHANGES:** To be determined by the Committee at time of review and approval.

**\*\*\*DOCKS:** The Committee reserves the right to levy surcharges in the event additional time is required due to issues relating to Homeowners' Associations and/or abutters or involvement with governmental permitting agencies.

**THINGS YOU SHOULD KNOW:**

***PLEASE NOTE: In the event that more than the Included Meetings are required, there will be a charge of \$150.00 per additional meeting. In addition, if a project is terminated for any reason, each meeting of the Committee will be charged at the rate of \$150.00 per meeting.***

- **A Filing Fee** is used to defray Architectural Review Committee costs, including but not limited to, site inspections, board review and administrative time.
- All plans and/or documents must be submitted and approved within six (6) months from date of application unless an extension is granted by the Architectural Review Committee.
- If all Plans (Architectural, Landscape, and Site/Septic), are not received within the six (6) month time period, a new application and fee will be required to obtain approvals.

- If construction does not commence within ONE (1) YEAR following the date of approval of the Plans, then it shall be treated as a new submission with a new application to be filed along with a new Filing Fee/PGF amount to be paid.

**If residents engage in unauthorized activity on their property without submitting an Application, Filing Fee/ PGF amount, and Plan(s) to the ARC – the cost of the Filing Fee will DOUBLE to cover time and expense of the Committee members.**

*The Committee reserves the right, per Village Declarations, to modify fees and assess fines in addition to legal and administrative costs.*

**FINAL INSPECTION AND RETURN OF PGF**

- At the time of completion of construction, a member of the Architectural Review Committee will make an inspection to verify compliance with the construction documents and plan(s) as approved at the Final Review. This approval is necessary before the Certificate of Compliance is granted by the Committee. Full compliance will result in the return of the PGF; however, The Committee may choose to withhold a portion of the PGF if some of the items remain deficient.
- In the event the subject project is not built according to the approved plan(s), the PGF amount will be forfeited irrespective of whether a Certificate of Compliance is subsequently issued.
- **The Architectural Review Committee reserves the right to forfeit a PGF Three (3) years after permitting unless the Committee is working with the Builder/Owner on a time frame for completion of a project. The ARC will notify the Property Owner via registered mail of its intent to forfeit the PGF and to allow the homeowner the opportunity to request a Final Inspection and to receive a return of Performance Guaranty Fee.**
- **After three (3) years from when the permit was issued if a Final Inspection has not been requested, the homeowner will be notified via registered mail asking the homeowner to let the ARC know that the work has been completed.**
- **The ARC reserves the right to recover legal and administrative expenses in the event of enforcement of compliance with these Guidelines and Requirements.**

**TRANSFER OF PROPERTY**

In order to close on a property in New Seabury, you must provide the ARC office, via fax or hand delivered, a completely executed copy of the P & S. The ARC will provide all other necessary documents to obtain the ARC *Certificate of Compliance and Non-Assessment, 6D* from the Peninsula Council and the *Certificate of Waiver of Right of First Refusal* from the developer, New Seabury Properties, LLC. The Cost of the ARC *Certificate of Compliance and Non-Assessment* is **\$400.00**. You must request this information within a minimum of one month before the closing date. Please keep in mind that the ARC does do inspections of homes before the *Certificate of Compliance and Non-Assessment* is executed.

Revised: December 2009