



ARC FEE SCHEDULE

New Home

Filing Fee Amount	\$.50 per sq ft of gross area*
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF
Number of Meetings included	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)

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

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

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	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)

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

Garage with Living Space

Filing Fee Amount	\$1200
Performance Guaranty Fee (PGF)	\$1.00 per sq ft of Gross area* or \$2000 min.
Total Amount Due	Filing Fee plus PGF (Minimum \$3200)
Number of Meetings included	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))

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

Medium Addition (Garage with no living space)

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

Cabana

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

Pool with Landscape

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

General Revisions to Landscape

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

*****Dock**

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

Fresh Water Dock

Filing Fee Amount	\$200
Performance Guaranty Fee (PGF)	\$200
Total Amount Due	\$400
Number of Meetings included	0
<i>All meetings over 0 will be charged at \$150 per meeting</i>	

Existing deck converted to Screened Porch or 3-season Room

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

Existing Carport to Screened Porch

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

Existing screened porch to 3-season room

Filing Fee Amount	\$150
Performance Guaranty Fee (PGF)	\$150
Total Amount Due	\$300
Number of Meetings included	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.)

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

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

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

Minor Changes

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

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. If we receive no response the deposit will be forfeited by the homeowner.**
- **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** from the ARC (*Please keep in mind that the ARC does do inspections of homes before the Certificate is executed*). **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. For coordination, preparation of documents, research, and inspection there is a cost of \$400 to the ARC. You must request this information within a minimum of one month before the closing date.

Revised: December 2009