

Ruedi Shores Homeowners' Association, Inc.

Fee Schedule

04/12/2008 REV

New Construction	Fee
Design Review Fee (Refundable) *	\$1,000
Change Order Request **	\$150
Compliance Deposit / Bond (Refundable)	\$10,000
Compliance Deposit / Bond - without a licensed contractor (Refundable)	\$15,000
Road Impact Fee (Non-refundable)	\$1,500
Water Tap Fee (Non-refundable)	\$5,000
Architectural Committee or HOA Board Administration hourly billing rate	\$75/hr.
Remodels & Additions	
Design Review Fee - under 50% SF addition to building (Refundable) *	\$250
Design Review Fee - over 50% SF addition to building (Refundable) *	\$500
Design Review Fee - for minor construction/alterations (i.e., sheds, fences) (Refundable) ***	\$100
Change Order Request **	\$150
Compliance Deposit / Bond - under 50% SF addition to building	N/A
Compliance Deposit / Bond - over 50% SF addition to building (Refundable)	\$5,000
Compliance Deposit / Bond - without a licensed contractor (Refundable)	\$7,500
Road Impact Fee - under 50% SF addition to building	N/A
Road Impact Fee - over 50% SF addition to building (Non-refundable)	\$200
Architectural Committee or HOA Board Administration hourly billing rate	\$75/hr.
Potential Fines	
Construction of improvements ("Structures") without design review approval	\$500/day
Violation of RSHA Protective Covenants	\$500/day
Violation of the Compliance Agreement - for first 10 days	\$250/day
Violation of the Compliance Agreement - after 10 days	\$500/day
Miscellaneous Violations:	
1) No porta-potty on construction site (for projects without working bathroom)	\$250/day
2) No commercial construction dumpster on construction site	\$250/day
3) Not keeping construction site clean and free of debris & garbage	\$250/day
4) Sanitary facilities not kept in good order and repair	\$250/day
5) Water line improperly buried per Eagle Country and/or RSHA reqs.	\$250/day
6) Use of community dumpster for disposal of construction debris (per occurrence)	\$1,000

* The Design review fee is a deposit toward a project's Architectural Committee review.

Homeowners' Association dues do not cover the cost of design review. All costs incurred by the Architectural Committee during and after the review process associated with the property until construction is complete shall be deducted from the design review fee. Costs include reimbursement for Committee members' time at the current hourly billing rate, noted above, and for reimbursable costs (printing, copying, long distance phone calls, postage & delivery services). If the deposit amount is exceeded by the cost required to complete the review process, the Applicant shall replenish the original deposit. Any amount by which the Applicant's deposit exceeds the cost incurred shall be refunded to the Applicant at the time the Certificate of Compliance is issued.

** The Change Order Request fee is a deposit toward the Architectural Committee's review of EACH change order requested. Change order requests must be submitted individually, as required by the Compliance Agreement. Thus, the design review fee does not include the cost to review any change order request. All costs incurred by the Architectural Committee during and after the review process associated with EACH change order request shall be deducted from the Change Order Request Fee. Costs include reimbursement for Committee members time at the current hourly billing rate, noted above, and for reimbursable costs (printing, copying, long distance phone calls, postage & delivery services). If the deposit amount is exceeded by the cost required to complete the review process, the Applicant shall replenish the original deposit. Any amount by which the Applicant's deposit exceeds the cost incurred shall be refunded to the Applicant at the time the Certificate of Compliance is issued.

*** Minor construction & alterations shall be defined as improvements including, but not limited to the following: outbuildings, driveways, parking areas, fences, walls, decks, exterior material or color changes, excavation, re-grading, and clearing. Review fees will be determined on a case-by-case basis and may be refundable based on complexity.

Additional Information:

1. All design review fees due at time of plan submission.
2. All change order fees due at time of change order request submission.
3. Compliance Deposit & Road Impact Fee due upon review approval.
4. Water Tap Fee due prior to hook-up.

Fees & deposits are subject to change at any time per vote by RS HOA Board.