ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES AND REQUIREMENTS
Fees and Fines analysis   June 15, 2024

Current ARC SCHEDULE OF FEES AND FINES

Fee	Due Date	Amount	
Road Impact Fee	Prior to Commencement of Work	$ 1,500	
Unauthorized Plan Change	Corrections May be Required	To be Assessed by Board	
Unauthorized finishes	Corrections May be Required	To be Assessed by Board	
Open Fire	Each Citation	$ 100	
Non-Compliance	Upon Notice & Each 30 days' Notice	$ 100	
Tree Cutting	Each Tree Over 6" Trunk	$ 100	
Tree Topping	Each Tree	$ 100	
Littered Construction Site	Each Citation	$ 100	

Proposed ARC SCHEDULE OF FEES AND FINES

Impact Fees	Clarifications	Due Date	Proposed Amount	
Road Impact Fee for a new house 2,000 s.f. or less.		Prior to Commencement of Work	$ 2,000	
Road Impact Fee for a new house from 2,001 s.f. up to 4,000 s.f.		Prior to Commencement of Work	$ 3,000	
Road Impact Fee for a new house over 4,001 s.f.		Prior to Commencement of Work	$ 4,000	
Road Impact Fee for a new vehicle garage *(over 200 s.f.)*	Built at a different time than the house. Requireing a new ARC application.	Prior to Commencement of Work	$ 1,000	
Road Impact Fee for a new barn *(over 500 s.f.)*	Built at a different time than the house. Requireing a new ARC application.	Prior to Commencement of Work	$ 1,000	
Road Impact Fee for a new concrete, gravel, crusher run or asphalt driveway *(over 500 s.f.)*	Built at a different time than the house. Requireing a new ARC application. *(Repairs of existing driveways using the same materials as existing are excluded.)*	Prior to Commencement of Work	$ 500	
Road Impact Fee for new deck *(over 300 s.f.)*	Built at a different time than the house. Requireing a new ARC application.	Prior to Commencement of Work	$ 300	
Road Impact Fee for new sod *(over 500 s.f.)*	Installed at a different time than the house	Prior to Commencement of Work	$ 500	

Fines	Clarifications	Due Date	Proposed Amount	
Unauthorized construction	Starting any exterior construction without prior ARC approval.	At time of discovery and repeating every 30 days until corrected.	$ 5,000	
Unauthorized plan change to the exterior of the house	Any deviation from the ARC approved drawings.	At time of discovery.	To be Assessed by the ARC	Unauthorized item may be required to be replaced with previously approved version.
Unauthorized finishes	Any deviation from the ARC approved drawings.	At time of discovery.	To be Assessed by the ARC	Unauthorized item may be required to be replaced with previously approved version.
Open Fire	Any open fire without a fire pit spark screen cover	Each Citation.	$ 1,000	
Non-Compliance to correct a non compliant item	Any violation to the ARC Guidelines or the Declaration of Covenants	Upon Notice and every 30 days until corrected.	$ 500	
Tree Removal	Removing any tree over 6" without prior ARC approval	Each Tree Over 6" Trunk.	$ 200	Each
Littered construction site, property, or homesite *(that is visible from trails, roads, or a neighboring property)*	Any litter that is visible from trails, roads, or a neighboring property. *(If the house was destroyed in a fire, then the fine to clean the property will be imposed 30 days after the insurance and fire investigations are completed)*	Upon Notice and every 30 days until corrected.	$ 200	
Satelite dishes or antenas visible from the road or trails	Any satelite dish or antena that is visible from trails, roads, or a neighboring property without prior ARC approval.	Upon Notice and every 30 days until corrected.	$ 200	
Not providing a silt fence when required to prevent mud or dirt reaching the road from a construction site.	Silt fences should be used when necessary to prevent erosion from a construction site.	Upon Notice and every 30 days until the mud or dirt is removed from the road.	$ 200	