



ARCHITECTURAL DEPOSITS, FEES & COMPLETION TIME LIMITS

DEPOSITS	Deposit	Refund	Time Limit	Net Cost	Cancellation Fee
Residential Projects					
New Houses	\$5,000.00	\$1,085.00	12 Months	\$250.00	\$65.00
Building Inspector Fees				\$390.00	
Phase 1 Setback Review		\$3,275.00			
Room Additions, Garages	\$1,000.00	\$820.00	9 Months	\$180.00	\$65.00
Docks, Decks, Pools, In-ground spas	\$500.00	\$435.00	6 Months	\$65.00	\$65.00
Improvements: Fences, Sheds, Patios, Gazebos, Horse Corrals & Shelters, Reroofing, Portable Spas	\$100.00	\$100.00	6 Months	\$0.00	\$65.00
Temp. Const. Fence (sec. 7.2, 7.5.1)7.12	\$100.00	\$100.00	NA	\$0.00	\$65.00
Vessel Lift	\$100.00	\$100.00	6 Months	\$0.00	\$65.00
Commercial Projects					
Commercial Properties	.25/Sq.ft.	70%	12 Months	Variable	N/A
Multiple Units (Per Unit)	1000.00	\$700.00	12 Months	\$300.00	\$65.00
Model Homes (Permits)	500.00	\$350.00	24 Months	\$150.00	\$65.00

FEES

Variance	\$65.00	0.00	NA	\$65.00	0.00
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Project Extension Fees

Multiple Units, New Houses	\$65.00 for 30 Days - 4 Ext. Maximum* (Form #AC103)
All Other Improvements	\$65.00 for 30 Days - 4 Ext. Maximum* (Form #AC103)

*On request with an update 2 free extensions can be requested if project is not in response to a violation. After that time frame has elapsed an extension will need to be paid for if there is no deposit or the deposit will be removed from existing deposits. After the maximum number of extensions have been granted and expired without project completion, the refund shall be forfeited and a citation issued. Such forfeitures do not excuse further delays in project completion.

Dumpsters

Failure to comply with Section 3.3.8 (2.11)	\$100.00 per hour plus any equipment cost and dumping fees.
This fee is in addition to any citation fees.	

NO DEPOSITS

The following types of architectural projects do not require deposits or cancellation fees:

Landscaping, Painting, Rain Gutters, Flagpoles, Concrete Flatwork, Tree Planting & Removal, Lampposts, Decorative Fixtures, Small Planters, Solar

Modifications or Deviations to Approval Plans

Form #AC102

Deposit Refunds

All applicable deposit refunds are paid to the owner of the property at the time of the project's final satisfactory inspection and approval. All refunds will be processed and mailed within 45 days from the date of that final inspection. Fines incurred during construction will be deducted from the refund (per Section 2.6).2.12

Cancellation Fee

A cancellation fee of \$65 of the deposit shall be retained by the Association when approved projects are cancelled. Projects that have been started cannot be cancelled and will need approved modifications to the approved plans with their new end plan. Property owners must complete the SVLA Architectural Cancellation Request form when cancelling.