



DC Ranch Covenant Commission - Design Review Fee Schedule – January 1, 2020

New Estate Custom Home – Larger Lots including:

Estate Lots in Upper Canyon - Planning Unit VI Parcels 6.1-6.15 – Lots 1401-1962
 Estate Lots in Horseshoe Canyon – Planning Unit V Parcels 5.4-5.7 – Lots 2401-2424

Design Review Fee - \$25,000 paid at Preliminary Submission

	Base Fees	Additional Fees
Step 1: Style Selection Seminar	No longer required	
Step 2: Orientation Meetings <ul style="list-style-type: none"> • Meeting 1: Introductory Meeting ----- • Meeting 2: Concept Design----- • Additional Orientation meetings beyond 1 and 2----- • Meeting 3: Massing Review – submission, follow-up ----- meeting to discuss comments • 2nd Massing Review if first is not approved to proceed to --- Preliminary Submission – includes follow-up meeting to discuss comments 	Included in \$25,000 Fee Included ----- \$1,500 (credited toward \$25,000 Fee) -----	\$250 each \$1,500 each additional submission
Step 3: Preliminary Design Review <ul style="list-style-type: none"> • Submission, review by the Commission, and follow-up ----- meeting to discuss comments • Request For Variance to Envelope/Building Setbacks----- • Lot Ties/Lot Split/Minor Land Division----- • Incomplete submission (Massing Review comments not --- addressed or submittal items missing) • 2nd Preliminary submittal for unapproved design----- 	\$25,000 (less Massing Review payment) ----- ----- ----- -----	\$750 \$750 \$1,500 each additional submission \$1,500 each additional submission
Step 4: Final Design Review <ul style="list-style-type: none"> • Submission, review by the Commission, and follow-up ----- meeting to discuss comments • Incomplete submission (Preliminary Review comments----- not addressed or submittal items missing) • 2nd Final submittal for unapproved design----- 	Included ----- -----	\$1,500 each additional submission \$1,500 each additional submission

<p>Step 5: Certificate of Covenant Compliance</p> <ul style="list-style-type: none"> Resolve Final Design review comments, includes one ----- re-submission and review Submit recorded NOS, digital copy of site plan----- 	<p>Included</p> <p>Included</p>	
<p>Step 6: Construction</p> <ul style="list-style-type: none"> Preconstruction meeting – Builder Agreement, ----- Construction Deposit, and Insurance Incomplete Preconstruction materials----- Builder Sign Permit – up to 2----- Builder Sign Permit – beyond 2----- On-site Color and Material Inspections – up to 2 ----- Revised Color and Material Inspection for unapproved ----- samples or inspections – beyond 2 Material Inspections after materials installed on home ----- Landscape Preconstruction Meeting ----- Minor Field Changes before execution – up to 3 ----- Minor Field Changes before execution – beyond 3 ----- Minor Field Changes after execution ----- Major Changes before execution ----- Major Changes after execution ----- Construction duration up to 36 months from ----- Preconstruction meeting Each additional 6 months construction duration ----- 	<p>Included</p> <p>-----</p> <p>-----</p> <p>Included</p> <p>-----</p> <p>Included</p> <p>Included</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>Included</p> <p>-----</p>	<p>\$250 each additional meeting</p> <p>\$300</p> <p>\$300 each additional proof</p> <p>\$250 each re-inspection</p> <p>\$500 sanction. Doesn't assure approval.</p> <p>\$200 each submission</p> <p>\$500 each submission</p> <p>\$500 each submission</p> <p>\$2,000 each</p> <p>\$2,500 per 6 months</p>
<p>Step 7: Certificate of Construction Approval</p> <ul style="list-style-type: none"> Final Architectural and Landscape Inspections Final Re-inspection Additional Architectural inspections ----- Additional Landscape Inspections ----- 	<p>Included</p> <p>Included</p> <p>-----</p> <p>-----</p>	<p>\$400 each</p> <p>\$400 each</p>

Construction Deposit from Builder for Estate Custom Home - **\$10,000** – refundable upon final Construction approval, per Builder Agreement.

All Additional Fees shall be paid at time of service. During Construction, Additional Fees will be charged against the Construction Deposit. Builder must reimburse amounts charged against deposits. Access to the community may be suspended until Construction Deposit is made whole, if fees are charged against it and builder does not reimburse in a timely manner.

Refer to the Design Review Process and Procedures section of the Design Guidelines for further description.



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New Custom Home – Smaller Lots including:

- Lots in Country Club** – Planning Unit IV Parcels 4.1, 4.7, 4.8, 4.13-4.17, 4.19, and 4.23 – Lots 401-914
- Lots in Horseshoe Canyon** – Planning Unit V Parcels 5.2, 5.3, 5.11, 5.12, and T4 – Lots 2201-2305, 2901-2926, and 3201-3223
- Lots in The Parks** – Planning Units G and Parcel 5.1 – Custom Lots
- Lots in Arcadia** – Planning Unit T7 – Lots 3601-3723

Design Review Fee - \$20,000 paid at Preliminary Submission

	Base Fees	Additional Fees
Step 1: Style Selection Seminar	No longer required	
Step 2: Orientation Meetings <ul style="list-style-type: none"> • Meeting 1: Introductory Meeting ----- • Meeting 2: Concept Design ----- • Additional Orientation meetings beyond 1 and 2 ----- • Meeting 3: Massing Review – submission, follow-up ----- meeting to discuss comments • 2nd Massing Review if first is not approved to proceed to ---- Preliminary Submission – includes follow-up meeting to discuss comments 	Included in \$20,000 Fee Included ----- \$1,500 (credited toward \$25,000 Fee) -----	----- \$250 each ----- \$1,500 each additional submission
Step 3: Preliminary Design Review <ul style="list-style-type: none"> • Submission, review by the Commission, and follow-up ----- meeting to discuss comments • Request For Variance to Envelope/Building Setbacks ----- • Lot Ties/Lot Split/Minor Land Division ----- • Incomplete submission (Massing Review comments not ---- addressed or submittal items missing) • 2nd Preliminary submittal for unapproved design ----- 	\$20,000 (less Massing Review payment) ----- ----- ----- -----	----- \$750 \$750 \$1,500 each additional submission ----- \$1,500 each additional submission
Step 4: Final Design Review <ul style="list-style-type: none"> • Submission, review by the Commission, and follow-up ----- meeting to discuss comments • Incomplete submission (Preliminary Review comments ----- not addressed or submittal items missing) • 2nd Final submittal for unapproved design ----- 	Included ----- -----	----- \$1,500 each additional submission ----- \$1,500 each additional submission

Step 5: Certificate of Covenant Compliance <ul style="list-style-type: none"> Resolve Final Design review comments, includes one ----- re-submission and review Submit recorded NOS, digital copy of site plan ----- 	Included Included	
Step 6: Construction <ul style="list-style-type: none"> Preconstruction meeting - Builder Agreement, ----- Construction Deposit, and Insurance Incomplete Preconstruction materials----- Builder Sign Permit – up to 2----- Builder Sign Permit – beyond 2----- On-site Color and Material Inspections – up to 2----- Revised Color and Material Inspection for unapproved ----- samples or inspections - beyond 2 Material Inspections after materials installed on home ----- Landscape Preconstruction Meeting ----- Minor Field Changes before execution – up to 3 ----- Minor Field Changes before execution – beyond 3 ----- Minor Field Changes after execution ----- Major Changes before execution ----- Major Changes after execution ----- Construction duration up to 24 months from ----- Preconstruction meeting Each additional 6 months construction duration ----- 	Included ----- ----- Included ----- ----- Included Included ----- ----- ----- ----- Included -----	 \$250 each additional meeting \$300 \$300 each additional proof \$250 each re-inspection \$500 sanction. Doesn't assure approval. \$200 each submission \$500 each submission \$500 each submission \$2,000 each \$2,500 per 6 months
Step 7: Certificate of Construction Approval <ul style="list-style-type: none"> Final Architectural and Landscape Inspections ----- Final Re-inspection ----- Additional Architectural inspections ----- Additional Landscape Inspections ----- 	Included Included ----- -----	 \$400 each \$400 each

Construction Deposit from Builder for Estate Custom Home - **\$10,000** – refundable upon final Construction approval, per Builder Agreement.

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Modifications to Existing Homes

The Covenant Commission has delegated the review of exterior alterations of existing improvements and planting or removal of landscape to the DC Ranch Association Modification Committee for homes in all neighborhoods of DC Ranch and Silverleaf; however, building additions over 100 SF will be considered by the Covenant Commission.

Architectural Addition, including architecture, civil, and landscaping, for livable and non-livable area:

- 101 SF through 1000 SF \$3,000
- Over 1000 SF \$5,000

Construction Deposit from Builder for Additions to Existing Homes \$5,000 – refundable upon final Construction approval, per Builder Agreement.