

**GLENBROOK HOMEOWNERS ASSOCIATION
DESIGN REVIEW COMMITTEE (DRC)
TYPES OF IMPROVEMENTS**

Every Application for Approval of Improvements shall be accompanied by the payment of the fees and deposits. The fees and schedule of fines, deposits, and penalties shall be adjusted from time to time by the DRC and as approved by the GHOA Board. Refer to the current Fee and Fine Schedule for amounts, which is available at the GHOA office or on website.

Application Fee is **non-refundable**:

<p><u>Maintenance Items that do not need DRC applications filed</u></p> <p><u>ALL OTHER EXTERIOR WORK: SEE BELOW</u></p>	<p>Exterior maintenance items that do not involve changing the appearance of the residence or landscaping, takes less than one week to complete, work is done by a single vendor or contractor, and the expenditure does not exceed \$2,000. Note: drainage or other improvements required by TRPA regulation, such as BMPs, do not need DRC approval</p>
<p><u>Minor Remodel/Maintenance</u> (See current Fee , Deposit & Fine Schedule)</p> <p>Note: Fees will be waived if a signed application is filed in a timely manner and refundable deposits are paid, with the related agreements signed prior to commencement of work.</p>	<p>Maintenance or replacement of an existing feature, typically involving only one vendor/contractor (i.e. roofer or painter) Included are items such as: changing in-kind windows & doors, existing/changed exterior paint or stain color and/or material(s), driveway replacement with pavers or other approved material, roof replacement, in-kind landscaping replacement, bear dumpster installation or minor building improvements costing less than \$5,000 and that do not involve changing the general appearance or increasing the existing square footage of either the residence or deck.</p>
<p><u>Major Remodel*</u> (See current Fee, Deposit, & Fine Schedule)</p>	<p>Any remodel or addition which involves additions to the exterior of the residence or major landscape additions or enhancements</p>
<p><u>New Construction or extensive remodel*</u> (See current Fee, Deposit & Fine Schedule)</p>	<p>Construction on a vacant lot or construction of a new building or a major remodel with construction time exceeding 6 months</p>

*Applications requiring (in the view of the DRC) additional review by DRC consulting architects or surveyors will be billed for the costs of those services.