

GLENBROOK HOMEOWNERS ASSOCIATION

FEES, DEPOSITS AND FINE/PENALTY SCHEDULE

EFFECTIVE AS OF FEBRUARY 2010

DESIGN REVIEW APPLICATION FEES:

Non- refundable

Minor Remodel/Maintenance- Replacement of existing features- *Will be waived if signed application is filed in a timely manner and homeowner deposits paid or waiver of deposit requested	\$ 500.00*
Major Remodel without extensive changes Any remodel involving exterior additions to Residence, such as decks, but not requiring review of outside consulting architect or major landscaping changes	\$ 500.00
Major Remodel Any remodel involving exterior additions to residence that involves detailed set of plans requiring services of outside consulting architect	\$ 1,000.00
New Construction or extensive remodel New construction or major remodel that Exceeds 6 month of construction time	\$ 2,000.00

DESIGN REVIEW HOMEOWNER DEPOSITS:

Refundable, provided no fines for building non-compliance, contractor rule violations, or common area damage claims are assessed

Length of construction work estimated for completion:

Less than one month	\$ 1,000.00*
Between 1 and 6 months	\$ 2,000.00
Between 6 and 12 months	\$ 5,000.00
More than 12 months	\$10,000.00

* Homeowner may request waiver of deposit if work is a Minor Remodel/Maintenance and work is completed within 1 month by a single vendor/contractor. Waiver of deposit does not relieve homeowner obligation for payment of damage to common area or fines/penalties imposed by GHOA/DRC in accordance with GHOA procedures

Note: If construction completion time is delayed, homeowner shall submit additional deposit amounts for adjusted completion time.

DESIGN REVIEW FINES/PENALTIES:

Contractor rule violations and resulting penalties will be deducted from Homeowner Deposits. Any shortages will be assessed against the Homeowners per CC&R procedures.

Construction Penalties

Completion Delays

If completion is not completed within 2 yrs of Commencement and no approved extension is granted.

\$ 100.00
per week

Deviation from Approved Plans

Penalties assessed in accordance to CCR provisions

\$ 100.00
per week

Continued Material Deviation from Approved Plans

If deviation is not corrected after penalty

up to \$ 1,000.00
per week per item

Fines

Contractor Rule Violations

Warnings may be issued for initial violations

\$ 25.00
per occurrence