

EXHIBIT B: FEES

(As of December 14, 2020)

Belcourt Homeowner's Association Architectural Fees and Deposits

Architectural review fees (made payable to the Belcourt Homeowners Association) are required with the submittal of plans for preliminary review.

A fee deposit is charged for each application submittal because, in addition to Committee members, submittals are evaluated by outside experts who charge the association a fee. This cost is incurred each time an evaluation is made. The fee deposit will be billed to the Lot owner. If the costs are less than the deposit, the balance will be returned to the Lot owner, if it is more, then an additional bill will be submitted to the Lot owner.

In addition to review fees, a performance deposit is required to encourage compliance with Association requirements and insure that any damage done to Association property, such as cracked streets, will be repaired at the expense of the Lot owner undertaking the project. This deposit also covers costs for cleaning up the Common Areas or other Association-controlled areas soiled due to the Lot owner's project, as well as any other expenses incurred by the Association in an effort to repair, replace or mitigate harm done to Association property as a result of the Lot owner's project. The Association will refund all or part of the deposit after completion of the project and satisfactory inspection. The deposit amount shall not limit the Association's right to collect damages should they exceed the deposit amount.

Architectural Review Fee and Deposit Schedule

| <u>Project</u> | <u>Fee/ Submittal</u> | <u>Performance Deposit</u> |
|---|-----------------------|----------------------------|
| Residences rebuilt after demolition | \$5,000 | \$25,000 |
| Additions & major remodels (new ext. walls) | \$1,200 | \$20,000 |
| Minor remodel (no new ext. wall) | \$800 | \$7,500 |
| Major landscape, pool/spa /water features | \$800 | \$15,000 |
| Exterior material change/roof change | \$600 | \$7,500 |
| Exterior color change | \$600 | \$3,000 |
| Landscape project (under \$1K) | \$250 | \$3,000 |
| Dumpster fee (same) | -0- | \$3,000 |
| Portable toilet fee (same) | -0- | \$3,000 |
| Notice of Completion Review | \$295/hr. | |