

Long Cove Club

Appendix F Schedule of Fees, Compliance Deposits, and Additional Charges, Penalties, and Fines (All checks for Fees/Deposits are deposited regularly)

2023

Non- Refundable FEES

New Home Construction on Unimproved Lot

Fee Payable by Property Owner	\$2000
Impact Fee Payable by Builder	\$6000
Impact Fee Payable by Builder for every 6 months beyond first 12	\$1500
Change Order– Appendix P	\$250
Impact Fee for dumpster placement	\$250

Construction at Existing Home

Construction – Addition > 300 sq. ft.	\$1000
Construction – Addition < 300 sq. ft.	\$750
Construction – Pool	\$750
Construction – Deck or porch >100 sq. ft.	\$750
Construction – Deck or porch < 100 sq. ft.	\$250
Change Order– Appendix P	\$250
Construction – Miscellaneous dependent on scope of work	\$100 - \$500

Alterations at Existing Home

Significant Landscape Changes (>25%)	\$250
Tree Removal <18"	\$50
Tree Removal >18"	\$100

2023

DEPOSITS

Compliance Deposits Payable by Homeowner

New Construction on Unimproved Lot – New Home	\$7500
New Construction at Existing Home – Addition > 300 sq. ft.	\$2500
New Construction at Existing Home – Addition < 300 sq. ft.	\$1000
Tree Mitigation / per tree	\$500

Compliance Deposits for Alterations at Existing Home

New Pool	\$2500
Re-painting (including in existing color)	\$750
Re-staining (including in existing color)	\$750
Re-roofing	\$750
Re-stucco Structure or Significant Portion of Structure	\$1500
Driveway replacement	\$1000
Driveway repair	\$500
All Other Alterations	\$1000
Significant Landscape Alterations	\$500

Alterations on Unimproved Lots

Underbrush Removal *formerly "Bush Hogging"	\$1000
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Appendix F – Continued

Compliance Deposits Payable by Contractor

Construction – New Home	\$7500
Construction – Addition or Pool	\$5000
Dumpster Placement	\$500

Fines payable by Homeowner and or Contractor:

New or major home construction exterior not completed within 12 months (2.6.3A) from date that the Clearing permit was issued, and ARB has not approved an extension	\$100 per day
Landscaping, as approved, not completed within 90 days of occupancy (2.6.3B)	\$100 per day
Renovation/remodeling projects abandoned or incomplete, and following 30 days of no activity, and home, property, and landscape not restored to a completed condition (2.6.3)	\$100 per day
Builder equipment storage which does not conform with the DG&P (6.7)	\$250
Construction sites not maintained in accordance with the DG&P (6.9)	\$250 per day
LCC cleanup of unmaintained construction sites (6.9)	cost+ \$50/ hr per employee
Construction Dumpsters and toilets not maintained in accordance with the DG&P or not screened after 14 days (6.10)	\$200 per day
Workers not in compliance with the DG&P regarding LCC Work Rules (i.e., personal animals, where work is performed, fishing, crabbing, weapons, music, and trash cleanup)(6.16)	\$50 per event and/or exclusion
Contractors and employees who fail to comply with LCC Security and/or DG&P Work Rules (6.16)	up to \$250 per violation per day
Construction without a pre-approved permit or not conforming to approved plans (2.6.4)	\$1000 per infraction and correction
Additional Compliance Fines for non-conformance with approved plans (2.6.4B)	up to \$500 per infraction
Exterior renovation without pre-approval of the ARB, and/or outside the DG&P (2.6.4)	up to \$1000 per infraction

Appendix F - Continued

Trees removed without ARB approval or damaged during a construction project are subject to the following Penalties charged to the Property Owner (2.6.5):

<u>DIAMETER</u>	<u>PINE</u>	<u>LIVE OAK</u>	<u>OTHER</u>
5-10"	\$500	\$2000	\$1000
10-20"	\$1000	\$4000	\$2000
Greater than 20"	\$2000	\$8000	\$4000

Any and all fines may be subject to an escalation scale, if corrective action or compliance does not occur, or if the parties are non-responsive to ARB. Such cases will be evaluated on a case by case basis by the ARB, and will be subject to an escalation of 2x original fine

2023 Regulations

Additional Charges:

May be assessed when caused by added or multiple reviews and analysis, including those for Architectural Change Orders / Landscape design change orders

Refundable Compliance Deposits:

Contractors/Subcontractors who repeatedly violate ARB Guidelines, including DG&P, may be required to post additional Compliance Fees

Compliance Deposit Forfeiture:

All or part of Owner and Contractor Compliance Deposits may be retained by the ARB for non-compliance with the DG&P

Construction Compliance Fees may be retained by the ARB if exterior home construction is not completed in 12 months from date that the Clearing permit was issued, and ARB has not approved an extension

Owner and/or Contractor Compliance Deposit may be forfeited as a penalty if landscaping for a new home or major construction project is not completed within 90 days following receipt of Certificate of Occupancy

Renovation/remodeling projects abandoned or incomplete, and following 30 days of no activity, may lose compliance deposit and LCC Building Permits may be cancelled

All charges, deposits, and forfeitures may be retained only after notice in writing

Fines/Penalties General Rules:

Builder fines must be paid within the time period listed in the notice of violation or a work stoppage may be required, prohibiting any work on the site by the fined organization, business, or individual

Contractor assumes liability for all equipment on job sites

Contractors must pay fines within 7 days or face an ARB-imposed work stoppage

Appendix F - Continued

Construction not conforming to approved plans may be penalized via additional sanctions which include but not limited to work stoppage, mandated modification of construction to conform with plans, in-kind replacement of damaged or cut trees, and additional monetary penalties

Underbrushing and vine trimming may require remediation of excessive removal of foliage inconsistent with requirements of Section 4.10 of the DG&P which will be charged to the Property Owner

Long Cove Club Capital Projects which are approved by the community at large, involving tree removal of any type of tree within 10 feet of the roadway, are excluded from these penalties as long as it can be demonstrated that the trees are damaging the road surface. All trees in this aforementioned category must be marked in advance, reviewed, and approved by the ARB. Other individual trees proposed for removal within community grounds along the roadways must be reviewed by the ARB and receive written approval where appropriate. No fines will be charged by the ARB for trees with written removal approval.

Contractor Compliance Policy

The following options may be utilized by the Long Cove Club ARB to ensure that contractors comply with rules and standards while engaged in work within the community: (please also refer to actions and fines as stated in **Appendix E**) - Approval – Agreement Letter **MANDATORY FOR BOTH NEW CONSTRUCTION ON UNIMPROVED LOTS & EXISTING HOMES**

Written Warning

Any contractor, subcontractor, materialman, or supplier may receive written notification of an infraction which may warn of more serious consequences should another infraction occur. A copy of this notification will be maintained in the ARB file, with a copy to the Homeowner. Written warnings will be issued at the discretion of the ARB. Fines can be applied by the ARB based on the infraction, without a written warning.

ARB Fine \$100

Upon a violation, a contractor, subcontractor, materialman, or supplier may receive a fine levied by the ARB of \$100 per incident or as otherwise prescribed in Appendix E or the aforementioned Fine schedule. A copy of this action will be placed in the ARB file, with a copy to the Homeowner.

A fine, once levied, must be paid within five (5) business days or the contractor may be barred from entry into LCC.

The ARB can at their discretion, bar a contractor from doing work in LCC due to a violation.

Fine / Greater than \$100

Any contractor, subcontractor, materialman, or supplier who has previously received discipline and, incurs a further infraction(s), the ARB may consider a larger fine, or, in the ARB's sole discretion may continue levying a fine against said party at an added amount per each additional incident. All actions taken will be entered into the ARB file, with a copy to the Homeowner

Special Compliance Deposit - Minimum \$10,000

Should a contractor, subcontractor, materialman, or supplier continue to display non-compliance despite receiving discipline at multiple instances, the ARB may request the Board of Directors to impose a special compliance deposit on the contractor for each individual job in progress at Long Cove Club. Full or partial amounts of such deposits would be returned to the contractor upon completion of a job depending on level of compliance with LCC rules and standards.