

**Nellie Gail Ranch Owners Association**  
**Architectural Fee & Deposit Schedule (Exhibit C)**

Adopted April 16, 2014

Submittal Category	Application Fee	Refundable Deposit *
<b>Fast Track</b> - "Like for Like" replacement of doors, windows, painting, roof, etc. (excludes perimeter walls and fences). Removal of trees over 30'. (See note #4) Notification and photos submitted to Association before any work.	\$0	\$0
<b>Level 1</b>  Minor modification or replacement of any one (1) of the following: garage doors, window replacements, roof replacements, change of paint color, front door, solar panels, play structures, artificial turf, mailbox, etc.	\$100	\$250
<b>Level 2</b>  Moderate hardscape or landscape modification of up to one (1) item: BBQ, pool, spa, fire pit, fireplace, planters, patio, deck, etc. or a combination of any two items (2) from Level 1.	\$200	\$500
<b>Level 3</b>  Intermediate landscape, or hardscape, or home improvement modifications of up to two (2) items: Patio, corral, sport court, outdoor kitchen, entertainment area, new fence/wall, retaining walls, or any two (2) items from Level 1 or 2.	\$500	\$1,000
<b>Level 4</b>  Intermediate Architectural or Major Landscape – To include either one auxiliary structure (i.e. barn, cabana, outdoor kitchen, pool house, etc.), or up to three (3) of the following intermediate modifications: gazebo, patio, shade structure, corral, driveway/walkway, retaining walls, room addition less than 300 square feet, etc., or any three (3) items from Level 1, 2 or 3.	\$750	\$2,500

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<b>Level 5</b> Major Architectural – Both front and rear yard hardscape and landscape modifications, new homes or additional floor area in excess of 300 square feet.	\$2,000	\$5,000
Consultation with architect or mid project review of changes to determine general conformance with Committee approval will be charged at an hourly rate of \$165/hr.		

**Note:**

1. Application fee includes two reviews by the ARC. If additional reviews are necessary an additional fee of \$165/hr may be charged.
2. Notification signs placed on the property must be returned on or shortly after the review date. If signs are not returned by the date of final inspection, a maximum charge of \$100 per sign may be deducted from the deposit.
3. If required, an additional fee for digitizing large format plans (i.e. larger than 11x17) will be deducted from the deposit.
4. Removal of trees over 30' can be approved by the General Manager. If the General Manager feels that committee review is required, the project will be placed on the next regular meeting.

\* Deposit maybe forfeited if the approved project is not completed within 365, days unless an extension is granted by the ARC.