

KWPOA Project Types and Fees

Approved 05/28/09

All projects described herein require the submission of a written application to the KWPOA Architectural Committee. The Architectural Committee reserves the right to invade the reserve fee when the hourly fee cost of the consultant for project review exceeds the stated fee for the given category. Unused reserve fees will be returned to the applicant at the conclusion of the review process.

No Charge

Removal of dead or diseased trees with arborist's report; projects involving no exterior changes to house, landscaping, etc. This includes repainting with same colors, re-roofing with same materials, rebuilding decks, bulkheads etc. in same location/height. If drainage, structures or landscaping are altered in any way, the project is not of this category.

C1: Project Category 1 • MINOR CHANGES

Application Fee: \$100; Reserve Fee: \$200 (Maximum 3 hours staff time)

Minor changes to existing development including the installation of solar panels, re-painting or re-roofing with different color or materials, replacement of fencing in same location, tree trimming or removal. (KWPOA reserves the right to raise the fee when consultant's hours in project review exceed fee.

C2: Project Category 2 • MINOR ADDITIONS

Application Fee: \$350; Reserve Fee: \$250 (Maximum 6 hours staff time)

Minor additions (less than 100 sq ft), window changes, addition of small decks, significant plantings or removals of vegetation or trees, change in lighting of structures and/or landscaping, etc.

C3: Project Category 3 • PRELIMINARY REVIEW

Application Fee: \$200; Reserve Fee: \$800 (Maximum 10 hours staff time)

Applicants must request preliminary review of Type 4, 5 and 6 projects. Preliminary review must precede submission of a complete application. The applicant must provide information for the Committee and its staff to thoroughly understand the proposal e.g. sketches and drawings, site photographs, a site plan, and elevations. The Committee will consider such and will provide the applicant with its preliminary opinions about the proposal with an eye to sparing the applicant the cost of unapprovable drawings. If additional meetings are required to produce an approvable project, fees may be increased commensurate to planning consultant costs. No action or comments by the Committee regarding a preliminary review shall be considered an approval of all or any portion of the proposed project.

C4: Project Category 4 • SIGNIFICANT CHANGES IN APPEARANCE

Application Fee \$600; Reserve Fee: \$600 (Maximum 12 hours staff time)

Significant change to appearance, e.g. addition of second stories, enlargement of existing house, new out-buildings, cabana, guesthouse, garage, pools, etc. Any new gross construction up to 1,000 square feet.

C5: Project Category 5 • SUBSTANTIAL REMODELS

Application Fee: \$3000; Reserve Fee: \$2000 (Maximum 50 hours staff time)

All remodels and additions exceeding 1,000 square feet.

C6: Project Category 6 • TEARDOWNS

Application Fee: \$4000; Reserve Fee: \$2000 (Maximum 60 hours staff time)

Removal of existing structure(s) and new construction.

C7: Project Category 7 • CHANGES TO APPROVED PROJECTS

Application Fee: \$100 per item; Reserve Fee: \$750 (Maximum 1 hour staff time per occurrence)

All changes to approved projects must be submitted to the Committee for approval. Significant changes require a written submittal and payment of a fee. Minor changes may be approved without a written submittal. Please contact the Committee to discuss any proposed changes to your project.

C8: Project Category 8 • VIEW RESTORATION

Application Fee: \$100; Reserve Fee: \$400 (Maximum 5 hours staff time)

View Restoration (see Architectural Rule #33, Views and Trees Guideline, adopted January 25, 2007)

C9: Project Category 9 • APPEALS

Application Fee: \$1000; Reserve Fee: \$500 (Maximum 15 hours staff time)

Any decision of the Architectural Committee may be appealed to the KWPOA Board of Directors. Such appeals must comply with established appeal procedures, including time limits for filing such appeals, set forth by the Board.

C10: Project Category 10 • CHANGES IN ROOF FORM

Application Fee: \$250; Reserve Fee: \$150 (Maximum 4 hours staff time)

Significant changes in roof form, style or height must be approved.

C11: Project Category 11 • SLIDE REMEDIATION

Application Fee: \$3000; Reserve Fee: \$1000 (Maximum 40 hours staff time)

Slide remediation including retaining walls, bulkheads, debris containment walls and slide face replanting.

C12: Project Category 12 • EXTENSIONS

Application Fee: 25% of prior fee; Reserve Fee: \$1000

Construction of projects approved by the Committee must begin no later than 24 months after approval. If an applicant does not begin construction within that time, approval is void unless written application for extension (up to 12 additional months) is submitted at least 30 DAYS PRIOR to the expiration of the existing approval period. Projects seeking extension may be subject to modification of plans as requested by the Committee. Up to two extensions may be granted. After two extensions, a complete, new application (including payment of the then current fees) must be submitted for any project.

C13: Project Category 13 • APPLICATIONS RESULTING FROM ENFORCEMENT ACTION

Application Fee: 4 x the scheduled fee; Reserve Fee: \$1000

Kent Woodlands property owners are required to obtain approval of any construction project PRIOR to its construction. If an owner undertakes a project without such prior approval he must subsequently submit a complete application for the project to the Committee for its approval and pay a fee equal to double the scheduled fee that would have otherwise been due had the application been timely. The requirement for submission of such a late application does not imply that the Committee will approve the project as built. The Committee may require modification or removal of the as-built improvements.

C14: Project Category 14 • ITEMS NOT COVERED ABOVE-FEES TO BE SET BY THE ARCHITECTURAL COMMITTEE

If you are not sure what category might include your project, or whether your project requires an application, please contact the Committee. It will determine the application requirements and fees for any type of project not covered by this schedule. The Architectural Committee reserves the right in the case of significant additional complexity to assess additional monies in order to meet additional costs incurred in assessing applications.

PLEASE NOTE: Once work on an application has begun, application fees are non-refundable.