



SPANISH PEAKS OWNERS ASSOCIATION

**Fee and Deposit Schedule
Effective April 22, 2021**

Fees - New Construction

Gross Floor Area	Sketch Plan Fee	Final Plan Fee	Total Fee Minimum (Sketch Plan Fee + Final Plan Fee)	Total Fee Maximum (Sketch Plan Fee + Final Plan Fee)
2,500 - 7,500	\$1,500	\$0.50 per gsf	\$2,750	\$5,250
Above 7,500	\$2,500	\$0.50 per gsf	\$6,250	\$8,750

*Fees are calculated on Gross Floor Area, defined as the total floor area measured from the outside of all exterior walls, including garages, basements, storage and mechanical areas within a building.

Gross Floor Area _____

Sketch Plan Fee (a) _____

Final Plan Fee _____ gsf x \$0.50 = (b) _____

Total New Construction Fee (a) _____ + (b) _____ = _____

Please note that the total New Construction Fee should be no more than the Total Fee Maximum and no less than the Total Fee Minimum as defined in the above chart. If it is, please adjust the Final Plan fee to equal the necessary balance to meet the Total Fee Minimum/Maximum.



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Fees - Changes and Modifications

The following fees apply to changes and modifications to existing homes during initial construction following final plan approval, or after the home has received final Design Review Certificate of Compliance. Please submit the appropriate fee with your application form. Also, note that these fees are to cover the costs of the design review, inspection, and final approval of your project. Design Review fees are non-refundable. Additional fees may be charged for projects requiring exceptional review time and expense. Fees must be submitted at the time of application. Fees for projects outside the scope of the current fee schedule will be determined by the Design Review Board. Please make checks payable to the Moonlight Basin Community Association.

Project Type	ARC Fee
Tree removal	No Fee
Small landscaping projects	No Fee
Digging of Test Pits	No Fee
Addition of major landscape feature—rock or water or spa	\$500
Paint/stain color change	\$500
Roofing material change	\$500
Addition of outdoor play equipment	\$500
Addition of storage sheds, playhouses, and other detached structures less than 144 square feet	\$500
Architectural changes that do not affect original footprint of home—modification of windows, gates, doors, lights, decks, patios, walls	\$200
Architectural additions less than 100 square feet—livable and non-livable areas (i.e., garages)	\$750
Architectural additions greater than 100 square feet but less than 1,000 square feet—livable and non-livable areas (i.e., garages)	\$1,000
Architectural additions greater than 1,000 square feet—livable and non-livable areas (i.e., garages)	\$1,500



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Compliance Deposits

Compliance deposits are required when projects involve the use of heavy equipment that may result in damage to roads or common areas. After the DRB approves an Owner's proposed project and prior to commencing the construction or modification, the Owner shall deliver a Compliance Deposit, as outlined below, to the DRB. These deposits are refundable after final project approval, after DRB inspection of roads and common areas, and after any damage has been repaired by the owner. Deposit funds will be used to make repairs mandated by the committee but not completed in a timely manner by the owner. Costs to repair damage in excess of deposits will be billed to the owner.

Deposits - New Construction

Square Footage	Deposit
0 - 4,999	\$25,000
5,000 - 8,999	\$50,000
9,000 and greater	\$100,000

Deposits - Changes and Modifications

Project Type	ARC Deposit
Architectural additions less than 500 square feet—livable and non-livable areas (i.e., garages) – and not requiring heavy equipment	\$2,500
Any project that requires the use of heavy equipment including, but not limited to, a roll-off dumpster, bulldozer, dump truck, crane, etc. (i.e., the digging of test pits, hot tub installations, etc.)	\$7,500
Architectural additions greater than 500 square feet—livable and non-livable areas (i.e., garages)	\$10,000