

FINES AND FEES SCEDULE

6.0 Enforcement, Penalties, and Fines:

The following is a schedule of fines that may be levied when a property owner, prime contractor or subcontractor violates the Conditions, Covenants, and Restrictions (CCRs) or ARC regulations. Fines will be assessed to the property owner.

Failure to comply with Conditions, Covenants, and Restrictions (CCRs) or ARC regulations may result in withdrawal of Wedgefield Building Permit and suspension of all work.

1. Failure to post building permits in approved receptacle (after 1 warning by email)

.....
\$100.00

per day, after 3 days, \$200.00 per day.

2. Severe damage to a Protected Tree (any tree 16" or greater DBH)..... \$2,500.00

per tree plus Replacement using Georgetown, County Tree Ordinance procedures.

3. Severe Damage To or Unauthorized Tree Removal during site clearing or construction:

- a. Unprotected tree (4" DBH but less than 16")

..... \$1,000.00

per tree plus replacement using Georgetown, County Tree Ordinance procedures.

- b. Significant tree (16" DBH but less than 24")

..... \$2,500.00

per tree plus replacement using Georgetown, County Tree Ordinance procedures.

- c. Landmark tree (24" DBH or greater)

..... \$5,000.00

per tree plus replacement using Georgetown, County Tree Ordinance procedures.

4. Damage to WPA Common Property/Natural areas, WPA Roads or WPA HOA Members Private Property

.....
.....\$1000.00

per documented occurrence plus remediation and/or repair. After email notice, responsible owner to, within 30 days, submit a work order or signed bid, with scope of work and schedule to ARC for approval. Work must be completed within 45 days after ARC approval. Upon default, ARC may complete the work using its own resources and assess the owner the cost plus a 20% Administrative Fee.

5. Illegal parking of vehicles (after one email warning)
..... \$50.00

per vehicle per occurrence. The fine doubles to \$100 per vehicle per occurrence after 3 occurrences at the same site.

6. Unauthorized
burning.....
\$500.00

per occurrence. Fine doubles to \$1,000 for repeat occurrences at the same site.

7. Unauthorized Site or Building plan change
.....\$250.00

per occurrence plus 100% of ARC's estimate of any resulting reduction of market value of the site.

8. Other miscellaneous violations after email warning. ie. Sanitation, littered construction site, no dumpster on site or dumpster location in violation and failure to place any litter or scrap building materials or packaging into a dumpster or equivalent daily. Any contractor or subcontractor misconduct that violates any WPA Covenants, By-Laws or Policy..... \$100.00

per occurrence per day, plus the ARC estimate of the remediation cost to repair or comply.

10. Unauthorized dumping of trash and other debris
.....\$250.00

per occurrence plus If not removed or extent of the removal not approved by ARC the cost for ARC to remove plus 20% Administrative Fee.

11. Unauthorized construction or placement of play equipment, shed, etc..... \$500.00

12. Uncorrected violations: Thirty days after email notification by ARC, Owner may be fined..... \$500.00

plus, the cost of any remediation not done plus a 20% Administrative Fee.

13. Stop Work Order Issued
.....\$5,000.
00

For violating any WPA Covenants, By-Laws, or Policy, after notice by Registered Mail. A \$2,500 rebate available if, and, when (1) the Order is rescinded or (2) permission is granted to restart work.

14. Not Stopping
Work.....
.....\$500.00

Per day starting 1 day after date of Registered Mail receipt and doubled to \$1,000.00 per day starting 3 days after that date if the site is not secured and all work stopped.

New Home Application Submittal and Review Fees:

An "Application for Architectural Review" form must be completed and submitted by the Owner or his or her agent to the ARC before the commencement of any construction activity of any type. This application must be accompanied by payment of all fees listed below:

- A. Single Family New Residence fee\$2,500.00 Non-Refundable
- B. Construction Road Use Fee.....\$2,000.00 Non-Refundable
- C. ARC Permit Application Review Fee.....\$1,500.00 non-Refundable
- D. Pre-design Site Visit attended and confirming email accepted ... Credit...<-\$500.00>
- E. Pre-design Office Visit attended and confirming email accepted ... Credit...<-\$500.00>
- G. Final inspection fee Roads.....\$250.00 Non-Refundable
- (plus, for any failed inspection item not remediated by Owner, the cost for ARC to remediate plus \$20% Administrative Fee.)
- H. Final inspection fee Drainage.....\$250.00 Non-Refundable
- (plus, for any failed inspection item not remediated by Owner, the cost for ARC to remediate plus \$20% Administrative Fee.)
- I. Final inspection fee ARC.....\$250.00 Non-Refundable
- (plus, for any failed inspection item not remediated by Owner, the cost for ARC to remediate plus \$20% Administrative Fee.)
- J. If the Final Inspection is Approved, issue Credit...<-\$750.00>

TOTAL DUE WITH
SUBMITTAL.....\$ 6,750.00

TOTAL CREDITS
AVAILABLE.....\$1,750.00
0

SUM OF FEES WITH CREDIT ADJUSTMENTS
..... \$ 5,000.00

Other Construction, Existing Homes including, but not limited to, modification, sheds, decks, fences, patios, re-roofing, re-siding, etc. (Rev. 4/18/17), and single large tree removal

A. Trash Control/Damage Deposit..... \$250.00
Refundable

B. Construction Road Use Fee..... \$25.00
Non-refundable

C. ARC Review Fee
\$25.00 Non-refundable

TOTAL DUE WITH SUBMITTAL
..... \$300.00

SUM OF FEES WITH REFUND ADJUSTMENTS
..... \$50.00