

Estates at Seven Hills Owners Association Architectural Review Fees and Deposits

Category	Submittal Type	ARC Plan Check Fee	Construction Repair Deposit	ARC Compliance Fee	Excess ARC Reviews *	Exceeding X Reviews	Excess ARC Inspections *	Exceeding X Inspections
1	New Build (complete ground-up house)	\$ 3,000.00	\$ 5,000.00	\$ 450.00	\$ 500.00	5	\$ 150.00	1
2	Remodel	\$ 1,500.00	\$ 3,000.00	\$ 150.00	\$ 300.00	2	\$ 150.00	1
3	Plan Revisions	\$ 1,500.00	N/A	N/A	N/A	N/A	N/A	N/A
4	Pools and/or Accessory Structures	\$ 1,000.00	\$ 3,000.00	\$ 150.00	\$ 200.00	1	\$ 150.00	1
5	Landscape/Hardscape Modifications	\$ 500.00	\$ 1,500.00	\$ 150.00	\$ 200.00	1	\$ 150.00	1
6	Exterior Paint Colors and/or Exterior Materials	\$ 500.00	\$ 1,500.00	\$ 150.00	\$ 200.00	1	\$ 150.00	1
7	Roof-Mounted Solar Heating (including pool heating)	\$ 500.00	\$ 1,500.00	\$ 150.00	\$ 200.00	1	\$ 150.00	1

* *Excess ARC Reviews and Excess ARC Inspections are those exceeding the allowable number shown in this table. Applicants are not entitled to receive the maximum number of reviews/inspections identified above unless in the sole opinion of the ARC, the project merits the maximum number of reviews and/or inspections. "Unused" reviews/inspections cannot be applied to other applications or submittals.*

An ARC Review is a review of an ARC submittal by at least two (2) members of the Architectural Review Committee. Such a review can take place during a physical meeting, a teleconference, and/or an email exchange, with or without the applicant present. While applicants are permitted to be present during a portion of the ARC Review, applicants are not permitted to be present for ARC deliberations.

1. **New Build (complete ground-up house)** – These are the fees and deposit for a ground-up home to be construction on a vacant lot. This submittal can include pool(s), accessory structure(s), landscaping, etc., on a single submittal with a single set of fees, inspections, and deposit, but are subject to excess review fees and excess inspection fees. If a pool, landscaping, accessory structure, or other submittal is made separately, the appropriate fees shall be due for the specific category under which the separate submittal is made, regardless of the number of reviews and/or inspections performed or to be performed for the Category 1 submittal. The Construction Repair Deposit need not exceed \$5,000.00.
2. **Remodel** – These are the fees and deposit for the renovation of an existing home. A submittal for a remodel is only required for items controlled by the Design Guidelines, such as work affecting the elevation(s), set backs, heights, materials, etc. An interior remodel does not require an ARC submittal.
3. **Plan Revisions** – These are the additional fees for the submittal of plan changes affecting construction characteristics controlled by the Design Guidelines, for Category 1 projects previously approved by the ARC. NOTE: If the plan changes are significant, at the discretion of the ARC, a new \$3,000.00 ARC Plan Check Fee will be assessed. The original Construction Repair Deposit must be paid, but no additional deposit is due provided no damages to common areas or facilities have been identified. These applications are subject to additional review fees as outlined in Category 1 above. These applications are subject to the ARC Compliance Fee and additional inspection fees as outlined in Category 1 above.
4. **Pools and/or Accessory Structures** – These are the fees and deposit for a new pool and/or accessory structure. Note that a single application can be made for both a pool and one or more accessory structures, with a single deposit.

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5. Landscape/Hardscape Modifications – These are the fees and deposit required for landscape and/or hardscape (sidewalks, pavers, etc.) modifications. Note that a number of modifications can be made without the requirement for an ARC application. These include: a) removal of any items not indicated on the ARC approved landscape plan; b) removal and replacement of items with materials and configurations substantially similar to items shown on the approved landscape plan; c) replacement of plant material shown on the ARC approved landscape plan with plant material similar in type and size, and shown in the “Water Smart Landscapes Program Plant List” issued by the Southern Nevada Water Authority, not designated with an “*”. For example, a tree originally planted from a 24” box, and originally shown on the ARC approved landscape plan, must be replaced with another 24” or larger box tree (not with a bush or smaller tree), but the species can be different than the originally approved provided it is on the referenced list and does not violate any of the Design Guideline requirements; and d) landscape/hardscape items not visible from public view, and not in violation of the Design Guidelines. This submittal category applies only to modifications made after a home has obtained its final review from the ARC. This category would be used for the following type of submittals: a) landscaping modifications not exempt as outlined above; b) changes in hardscape materials, such as pavers to replace concrete; c) new landscape/hardscape items; d) water features; e) site “art”; f) artificial turf replacement; g) flag poles; h) site or courtyard walls; i) etc.
6. Exterior Paint Colors and/or Exterior Materials – These are the fees and deposit for modifications to ARC approved exterior paint colors and/or exterior materials.
7. Roof-Mounted Solar Heating (including pool heating) – These are the fees and deposit for roof-mounted solar heating projects.