



Swift Creek Community Owners Association, Inc.
Architectural Review Committee
Administration Fees
As of October 11, 2023

The ARC requires the payment of an application fee at the time of submission. Applications without the appropriate fee and compliance deposit will not be considered. The fee is non-refundable and should be made payable to Swift Creek Community Owners' Association, Inc (SCCOA). The purpose of the fee is to pay for the cost of review by ARC including initial review and required site visits. The ARC also requires a compliance deposit as noted in the ARC Design Standards, Fees and Bonds, Paragraph 2. Multiple changes under one submission may require an additional fee based on review time spent.

1. Fences

Modification - \$50

Requires a refundable compliance deposit \$100

Any fence modification, including but not limited to color change, re-design, gate changes or replacement with different materials.

New Installation - \$150

Requires a refundable compliance deposit of \$300

All new fences must be reviewed and approved by the ARC prior to project commencement.

2. Landscape Modifications

Tree Removal - \$0

Any tree removal is required to be reviewed and approved by the ARC

Sod Replacement - \$50

All sod replacement requests must be reviewed and approved by the ARC and adhere to the November 2016 amendment to the Swift Creek Covenants and Restrictions. This fee does not apply to repairing areas of grass with the existing variety of sod.

Major Revisions - \$150

Requires a refundable compliance deposit of \$500

A major revision would be described as significant changes to include (but not limited by) relocation of trees, changes to the outline of approved beds, plant relocations, changes of materials, etc.

3. Exterior Modifications

Minor Modifications - \$50

Requires refundable compliance deposit of \$100

A minor exterior revision would be described as generator placement, solar panels (utility connection placement / screening), accent lighting installation or modification, shutter installation or modification, installation of play structures, any color changes of home exterior, doors, trim, etc. or similar. All roofing shingle changes require prior ARC approval (a sample of the specific replacement shingle must be submitted with application).

Major Modifications - \$250

Requires refundable compliance deposit of \$750

A major modification would be described as an installation of a pool, patio, deck, shed, or similar modification.



Home Additions - \$1,500

Requires refundable compliance deposit of \$2,500

Includes major remodel which changes the exterior walls of the home or a structural addition. SCCOA Covenants, Conditions and Restrictions, Article VII, Paragraph 8, requires that construction must be completed no later than one (1) year after the issuance of the initial building permit. The ARC requires a copy of the as-built house plan including exterior elevations, final landscape plan and a final survey to review at the meeting immediately following month 12 of construction. Time extensions are subject to the fee schedule outlined in item 4 below. Owners/Builders must receive a Certificate of Occupancy from Swift Creek prior to applying for final inspection or Certificate of Occupancy from the City.

4. New Construction - \$2,500

Requires a refundable compliance deposit of \$5,000

All new construction for single family residences must be approved by the ARC.

Owners must receive a Certificate of Occupancy from the Swift Creek ARC prior to applying for final inspection or Certificate of Occupancy from the City. SCCOA Covenants, Conditions and Restrictions, Article VII, Paragraph 8, requires that construction of new homes be completed no later than one (1) year after the issuance of the initial building permit. The ARC requires a copy of the as-built house plan including exterior elevations, final landscape plan and a final survey showing Finished Floor Elevation and Finished Grade Elevation to review at the meeting immediately following month 12 of construction. The fee for time extensions is as follows:

- \$500.00 per month for months 1-3
- \$1,000.00 per month for months 4-6
- \$1,500.00 per month for months 7-9
- \$2,000.00 per month for months 10-12

Extensions beyond month 12 will be reviewed by the Board of Directors on a case-by-case basis.

5. Interior Renovations & Miscellaneous Modifications

Requires a refundable compliance deposit of \$750. Any changes that do not fall into categories 1 – 4, or which require a dumpster, dump trailer, portable toilet, POD container, or similar, for more than 10 days must submit a \$750 compliance deposit. Dumpsters, dump trailers, portable toilets, POD containers or similar, must be placed within building setback lines if possible, or in the driveway, may not block the sidewalk, and may not exceed 90 consecutive days. Disturbed grass and landscape will be restored before compliance deposit will be considered for return.

6. Request for Interim Approval - \$250 Minimum

At the request of an owner, the ARC may meet out of cycle to review or approve a project. The minimum review fee for such request is \$250, which will allow up to 1 hour of review time. In the event the review exceeds 1 hour, additional charges will be assessed (in 30 minute increments) at an hourly rate of \$200 per hour. Additionally, if a new project is being reviewed, it requires the appropriate refundable compliance deposit as outlined in items 1-5 above. Review of new construction projects at an out of cycle meeting incur the \$250 fee plus the standard review fee and compliance deposit outlined above.