



**ARCHITECTURAL COMMITTEE
CONSTRUCTION DEPOSIT & FEE AGREEMENT**

Name:	email:	Phone:
Name:	email:	Phone:
Mailing Address:	Fairways Property Address:	
	Reno, NV 89511	

Project Type	Refundable Deposit ¹	Non-Refundable Fee	Time Allowance
New home construction with landscaping <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	\$15,000 ²	\$500 \$0 \$500 \$500 \$1,000	365 days ³ 90 days 90 days 90 days 90 days
Home remodel, addition, or rebuild <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	\$5,000	\$250 \$0 \$250 \$250 \$500	365 days 90 days 90 days 90 days 90 days
Home repainting <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	\$0	\$0 \$0 \$250 \$250 \$500	90 days 90 days 90 days 90 days 90 days
Landscaping and/or fencing only <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	\$1,000	\$250 \$0 \$250 \$250 \$500	365 days 90 days 90 days 90 days 90 days

<p>Large project⁴</p> <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	<p>\$1,000</p>	<p>\$0 \$0 \$0 \$250 \$500</p>	<p>90 days 90 days 90 days 90 days 90 days</p>
<p>Small project⁵</p> <ul style="list-style-type: none"> ○ Initial submission with plan review ○ First extension, subject to Committee approval (requested prior to expiration of time allowance) ○ First extension, subject to Committee approval (requested after expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) ○ Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	<p>\$0</p>	<p>\$0 \$0 \$0 \$250 \$500</p>	<p>90 days 90 days 90 days 90 days 90 days</p>

¹ Deposits are fully refundable only if all applicable conditions are satisfied.

² Refundable deposit of \$15,000 represents \$10,000 for new home construction + \$5,000 for landscaping.

³ In addition to construction of primary dwelling, each lot shall be completely landscaped within one year from the issuance of the certificate of occupancy.

⁴ Large projects are defined as home maintenance or improvement activities with a total project cost of \$5,000 or greater.

⁵ Small projects are defined as home maintenance or improvement activities with a total project cost of less than \$5,000. Proposed project submittal to include contractor's cost estimate or detailed material take off and cost estimate by homeowner.

Deposits must be in the form of a personal, business, or bank check (no cash or bonds will be accepted). The check will be deposited into the HOA's dedicated deposit account and funds held until the project is completed *in its entirety* or funds are otherwise released or surrendered. Fines and penalties may be deducted from the deposit following the hearing process. No interest will be paid on deposited funds.

____ I/We have reviewed and agree to The Fairways at Fieldcreek Ranch Homeowners
(initials) Association Fine/Construction Penalty/Liquidated Damages Collection Policy.

____ I/We have reviewed and agree to The Fairways at Fieldcreek Ranch Homeowners
(initials) Association Declaration of Protective Covenants and specifically acknowledge:

1. Construction work hours are limited to **7:00 am to 6:00 pm Mon-Sat**.
2. Construction must commence within **one (1) year** from the date of approval.
3. Projects must be completed within **one (1) year** after commencing construction.
4. Landscaping shall be completed within **one (1) year** after the issuance of a certificate of occupancy for the initial completed residence (partial deposit refunds will not be made) or six (6) months from the end of any construction extensions that are granted.
5. Within sixty (60) days of notice given by the homeowner of project completion, the ARC or its agents will inspect projects for compliance with approved plans before any refundable deposits are released.

____ I/We are aware that if the property is sold or foreclosed upon prior to project
(initials) completion that it is my/our responsibility to fully disclose to the new owner at the time of acquisition that a replacement deposit must be placed before construction resumes or begins. The original deposit will be refunded to the original depositor only after receipt of a replacement deposit.

I/We hereby submit check # _____ in the amount of \$ _____ (refundable deposit)

check # _____ in the amount of \$ _____ (non-refundable fee)

(Deposits and fees must be in separate checks due to requirements of NRS 116)

Property owner: _____	Date: _____
Property owner: _____	Date: _____

This form/policy was duly adopted by the action of the Architectural Committee on June 17, 2015 and the Board of Directors on June 29, 2015. It shall be effective as of August 1, 2015 and replaces all previous versions.

Attested by: Mike Vonada, President

Community Manager:

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