



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

**ARCHITECTURAL COMMITTEE
CONSTRUCTION DEPOSIT & FEE AGREEMENT**

Applicant Name:	email:	Phone:
Applicant Name:	email:	Phone:
Mailing Address:	Fairways Property Address: <i>(one Project Lot per form)</i>	
	Reno, NV 89511	

Project Type <i>(check all that apply)</i>	Refundable Deposit¹	Non-Refundable Fee	Time Allowance
New home construction with landscaping <input type="checkbox"/> Initial submission with plan review (if project has not been already started) <input type="checkbox"/> Initial submission with plan review (if project has been started prior to official Architectural Committee approval) <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Retroactive review for possible approval of constructed deviation(s) from approved plans, each item	\$15,000 ² \$15,000 ²	\$500 \$1,000 \$0 \$500 \$500 \$1,000 \$500	365 days ³ 365 days ³ 90 days 90 days 90 days 90 days
Home remodel, addition, or rebuild <input type="checkbox"/> Initial submission with plan review (if project has not been already started) <input type="checkbox"/> Initial submission with plan review (if project has been started prior to official Architectural Committee approval) <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Retroactive review for possible approval of constructed deviation(s) from approved plans, each item	\$5,000 \$5,000	\$250 \$750 \$0 \$250 \$250 \$500 \$500	365 days 365 days 90 days 90 days 90 days 90 days
Home repainting (for color changes only) <input type="checkbox"/> Initial submission with plan review (if project has not been already started) <input type="checkbox"/> Initial submission with plan review (if project has been started prior to official Architectural Committee approval) <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance)	\$1,000 \$1,000	\$0 \$500 \$0 \$250 \$250 \$500	90 days 90 days 90 days 90 days 90 days

<p>New Landscaping and/or fencing only (removal or replacement of dead/annual plantings does not require approval)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Initial submission with plan review <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Retroactive review for possible approval of constructed deviation(s) from approved plans, each item 	\$1,000	\$250 \$0 \$250 \$250 \$500 \$500	365 days 90 days 90 days 90 days 90 days
<p>Large project⁴ (general maintenance with like-for-like materials does not require approval)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Initial submission with plan review <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Retroactive review for possible approval of constructed deviation(s) from approved plans, each item 	\$1,000	\$0 \$0 \$0 \$250 \$500 \$500	90 days 90 days 90 days 90 days 90 days
<p>Small project⁵ (general maintenance with like-for-like materials does not require approval)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Initial submission with plan review <input type="checkbox"/> First extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> First extension, subject to Committee approval (requested after expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested prior to expiration of time allowance) <input type="checkbox"/> Subsequent extension, subject to Committee approval (requested after expiration of time allowance) 	\$0	\$0 \$0 \$0 \$250 \$500	90 days 90 days 90 days 90 days 90 days

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 Project Lot shall be completely landscaped within one year from the issuance of the Certificate of Occupancy.

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

⁵ Small projects are defined as improvements 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 Association's 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.

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

_____/_____
(initials) I/We have reviewed and agree to The Fairways at Fieldcreek Ranch Homeowners 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).
5. Within sixty (60) days of notice given by the homeowner of project completion, the Committee or its agents will inspect projects for compliance with approved plans before any refundable deposits are released.


_____/_____
(initials) I/We are aware that if the property is sold or foreclosed upon prior to project 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: _____

<p><i>This form/policy was duly adopted by the action of the Architectural Committee on October 7, 2024 and the Board of Directors on October 8, 2024. It shall be effective as of November 15, 2024 and replaces all previous versions.</i></p> <p><i>Attested by: Norman F. Kelly, President</i></p>	<p>Community Manager:</p> <p>Kenyon & Associates 645 Sierra Rose Dr, Suite 104 Reno, NV 89511-4025 775-674-8000 (office) 775-674-8010 (fax)</p> 
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