

# Appendix A

Harbour Architectural Review Board, P.O. Box 3030, Bald Head Island, NC 28461

## HARBOUR REVIEW FEES FOR SINGLE FAMILY RESIDENCES

### *New Construction:*

**\$ 3,000** New Construction Review Fee for up to three reviews (this includes any combination of Sketch, Preliminary or Final review submittals). A new construction project may begin the review process as any of the three types of reviews. **\$ 1,000** New Construction Review Fee for an additional review

**\$2,200** Refundable New Construction Deposit (submitted with New Construction final review)

\*\*\*See separate payment/mailling details below for New Construction Deposit.

*Major Renovations:* **\$ 2,000** Heated space of 250 sq. ft. or greater; non-heated space of 500 sq. ft. or greater –

**\$ 1,000** Heated space of less than 250 sq. ft.; non-heated space of less than 500 sq. ft.

### *Minor Renovations:*

**\$ 300** Non-heated space of less than 250 sq. ft., landscape changes and other renovations not categorized

**\$ 100** Design change of an existing feature, such as a door or window

**No fee** is required for a paint color change review or a decorative item/other review.

- **Major Changes During Construction** – Major Renovation Review Fee applies
- **Minor Changes During Construction** – Minor Renovation Review Fee applies
- ARB approval is required for all exterior changes and a submittal will not be reviewed by the ARB if it is incomplete. The appropriate review fee is part of a complete submission. If there is a question whether a change qualifies as a minor or major change, the ARB Coordinator will consult with the ARB Chair. Similarly, should a construction proposal not be addressed within one of the categories outlined above, fees will be assessed on a case-by-case and individual basis.
- Damages may be assessed, and fines imposed of up to \$100 per day per violation. These fines are authorized by the Amended Covenants of the BHA and the Planned Community Act Chapter 47F of the NC General Statutes.

The required Refundable Construction Deposit will be used to reimburse any administrative expenses, costs of repairing damage to Common Areas, fees, fines, and penalties incurred during the construction process. It will be returned in full at completion of the project upon the following conditions:

1. the project has been completed in accordance with the ARB approved plans;
2. no Common Areas or right-of-way areas have been damaged by construction;
3. no Covenants or Design Guidelines have been violated;
4. no deficits are remaining from the landscaping plan;
5. the Final Project Inspection Form has been completed satisfactorily.

Failure to satisfy these conditions may result in the loss of some or all of the Construction Deposit, regardless of whether such failure is caused by the Owner, architect, builder, their contractors or agents. If the fine(s) exceed(s) the amount of the Construction Deposit, the balance owed may be assessed as a lien against the Owner's property.

**For Review Fees - Checks must be made payable to Bald Head Association (BHA) and mailed to: HARB Coordinator, c/o BHA, P.O. Box 3030, Bald Head Island, North Carolina 28461**

**\*\*\*For New Construction Deposit – Checks must be made payable to Harbour Association of BHI and mailed to: Harbour Association BHI, c/o Network Real Estate, 1029 N Lake Park Blvd #1, Carolina Beach, NC. 28428**