

Builder's Guide Changes- 8/20/2024

New Home Construction permit lengths and damage deposit/performance bond fees will be determined by total sq. footage under roof including garage.

- Up to 2500 sq. ft will have a one-year permit length, a \$600.00 permit fee and a \$5,000.00 damage deposit/performance bond.
- 2501 to 5000 sq. ft. will have an eighteen-month permit length, a \$1,000.00 permit fee and \$7,500.00 damage deposit/performance bond.
- 5001 to 8000 sq. ft. will have a 2-year permit length, a \$1500.00 permit fee and \$10,000.00 damage deposit/performance bond.
- 8001 sq ft and above will be defined as a jumbo project and will be assessed on a case by case basis to determine the size, scope, and complexity of the project. The ACC as a group will determine the length of the permit based on owner/contractor input and other factors. The ACC will determine permit cost and damage deposit/performance bond. (Damage Deposit of \$2.00 per sq. ft. Permit Fee 2.5 yr \$2,000.00, 3 = \$3,000.00, 4yr = \$4,000.00)
- A project's permit length will start upon the project site being cleared. Contractors will be required to notify the administrative staff when they start clearing the project site.

A permit extension must be accompanied by a written explanation about why it isn't finished and a reasonable timeline for completion. The ACC will review the explanation and timeline and determine the new expiration date. Any further extensions will likely result in the forfeiture of the damage deposit/performance bond and require the resubmittal of the permit fee and damage deposit/performance bond. **This will be required for any permit that requires a permit fee and/or damage deposit/performance bond.**

Permit extensions will cost \$500.00 per month for 1-3 months, \$1,000.00 per month for 3-6 months.

The damage deposit/performance bond for Substantial Remodels will be increased to \$2,500.00.

- Houses with 5 bedrooms or more will require a double trash enclosure.

- The minimum parking area for any new home will be 600 sq. ft excluding garage. Any home with more than 4 bedrooms will require an additional 200 sq. ft. parking per bedroom.
- The contractor/owner is required to fill out and sign a staging plan.
- The Staging plans will need to be reviewed by the ACC along with the house plans.
- Increase the fee for extensions on no cost permits from \$25.00 to \$50.00.
- A contractor/owner shall be limited to two (2) projects at one time if they are not a **Contractor in Good Standing**.
- Definition of a **Contractor in Good Standing**- A contractor will be considered in good standing if they haven't had any stop work orders levied against them in the last 24 months and hasn't had a permit extension.
- Stop work order fines will be levied per contractor not per project. First stop work order, no charge. Second stop work order \$500.00. Third stop work order and each subsequent \$1,000.00. Fines will be levied if work continues while a stop work order is in effect. The fine will be \$500.00 per day that work continues.
- Builders that have had more than one stop work order will be charged an extra \$1000.00 damage deposit per stop work order on their next project that requires a damage deposit and will be limited to 2 projects for the following 24 months.
- The Architectural Control Committee reserves the right to require that a contractor/owner verify the safety of his construction, if there is any evidence indicative of failure, at their own expense.
- Any retaining walls that exceed 4' in height will need to be approved by the appropriate entity, such as Camden County Planning and Zoning or the Village of Four Seasons, etc.
- A contractor will be given two hours to start cleaning the road if there is an excessive amount of debris, as determined by the ACC Administrative Staff. The POA will clean up at the owner's expense if they haven't started cleaning within the allotted time. The expense of cleaning will be deducted from the damage deposit/performance bond. A stop work order will be issued. The stop work order will be removed once the damage deposit/performance bond is replenished to the original amount.