



## *Bent Tree Compliance Fee*

In order to process a request for approval for new home construction, a fee of \$550 is to be submitted. This includes a \$100 non-refundable architectural review fee and a \$450 refundable compliance fee. This fee will be held in the Bent Tree Property Owner's Association (BTPOA) account until completion of construction of the dwelling as described in the submitted application and architectural plan.

These funds may also be used to pay for remedial services including, but not limited to, trash removal and sanitation facilities. Any reasonable amount of these funds used as payment for remedial services will be deducted from the compliance fee and only the balance being refunded.

Part or the entire fee may be forfeited to the BTPOA account in the event that the dwelling is not in compliance with the approved application. The fee may also be forfeited if the work is not completed in a timely fashion as per Paragraph 6 of the Protective Covenants.

The \$450 refundable fee will be returned upon completion of the construction of the dwelling excluding landscaping. To obtain the refund, the builder or owner must contact the Architectural Control Committee (ACC) and have a final inspection. All details of the dwelling must match the application and architectural plans submitted to the ACC. Changes to the exterior appearance or placement of the home shall be approved in writing and signed by both the ACC and builder/owner prior to completion.

Changes made without the prior approval of the ACC may not be approved. If there is no corrective action possible, the compliance fee will be forfeited to the BTPOA account. This forfeiture may also apply in those instances in which houses are built in direct defiance of ACC rules, such as pouring of a foundation without the setback measurements being approved by the ACC.

The builder/owner has nine months from the time of approval from the ACC to complete the dwelling. In case of a disagreement between the builder and ACC regarding interpretation of the plans, the ACC members will hold a meeting with the builder or owner at the home site to resolve the issues. Should the dwelling not be complete at the expiration of this time, the compliance fee may be forfeited to the BTPOA Account.

If, at the end of nine months, no one has applied for the compliance refund, the ACC will contact the owner of record and inform him of the requirement for final inspection.

I understand and will comply with the above provisions.

Name \_\_\_\_\_ Date \_\_\_\_\_

Lot # \_\_\_\_\_ Filing \_\_\_\_\_

Address \_\_\_\_\_

Refund to \_\_\_\_\_

Owner Signature \_\_\_\_\_

Builder Signature \_\_\_\_\_