

Homeowner Fee Schedule

(revised May 2022)

The Ironbridge Design Review Board has established this fee schedule in order to maintain design standards and insure a harmonious residential experience.

FEES

Amounts are due with submission of the "Review Submittal Checklist" and associated new home and project required documents. All amounts are payable to "Ironbridge POA."

Construction Fee:

A \$4,700 new home construction fee covers third party architectural review fees, administrative processing, preliminary application processing, preliminary DRB review, final application processing, final DRB review, inspections and project close out.

Irrigation Tap Fee: A \$2000 tap fee is to pay for costs to connect a new home's irrigation system to the Ironbridge community irrigation mainline. The connection will be installed and/or supervised by Gopher irrigation.

New Home Construction Road Usage Fee:

A \$3,600 road usage fee is charged for the purpose of recovering road maintenance due to added construction traffic for the building of the new home. Any damage to an IB community road or path due to a new home's construction will be the responsibility of the homeowner to repair.

New Home Construction Deposit:

\$15,000 new home deposit (per home) will be refunded upon both home construction and landscape completion, review and approval, minus any outstanding fines and expenses that may need to be assessed.

Site Design Conformance Completion Notifications:

The General Contractor or Owner is to notify the Design Review Board two weeks prior to Certificate of Occupancy and request a review of the final constructed residence for design compliance.

The General Contractor or Owner is to notify the Design Review Board one week prior to completing landscaping and request a review of the final installation for compliance.

Other Projects:

New Application Small Project Improvement Deposit:

Payable to Ironbridge Property Owners Association - \$250.00

- Deposit is per event. Returned upon completion of project.

**Ironbridge Property Owners Association
Design Guidelines & Review Procedures**

New Application Small Project Improvement Fee:

Payable to Ironbridge Property Owners Association -

- Shed, Deck, Fence, Landscaping, Patio - \$100
- Hot Tub, Sauna, House Colors, Playground Equipment - \$100
- Remodels and Additions - \$750

** Fees are not refundable once plans are submitted to the DRB.

Construction Fine Schedule

Failure to contain debris in approved receptacle

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Inadequate construction fencing

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Inadequate silt fencing

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Construction debris off property

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Unauthorized signage

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Illegal or disruptive parking:

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Loud music

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Speeding

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Construction activity after hours (normal hours are 7:00 am – 6:00 pm M – F and 8:00 am – 3:00 pm Saturday)

- A written notice will not be given. The violation will result in an immediate fine of \$100 per occurrence.

Construction of a variance without approval

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$500 every 7 days until the violation is cured.

Starting construction without approval

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$500 every 7 days until the violation is cured.

Using non-approved access on lot

- A written notice will not be given. The violation will result in an immediate fine of \$500 per occurrence.

Unauthorized removal or alteration of any tree or shrub

- A written notice will not be given. The violation will result in an immediate fine equivalent to the severity of the violation as determined by the IPOA Board.

Homeowner Fine Schedule

Late Fees on Delinquent Assessments

- In accordance with the Association's CC&R's, \$25 will be charged each month to delinquent accounts. If an account becomes more than 6 months past due, an amount equal to the monthly dues will be charged.

Improper satellite dish installation

- A written notice allowing for 30 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 every 7 days until the violation is cured.

Speeding

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Unauthorized Signage

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Illegal or Disruptive Parking

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Loud Music/ Noise

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Unsightly Outdoor Storage

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 every 7 days until the violation is cured.

Unkept Landscape

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Using Non-approved Access on Lot

- A written notice will not be given. The violation will result in an immediate fine of \$100 per occurrence.

Unleashed Dog and Nuisance Dog Violations

- A written notice will not be given. The violation will result in an immediate fine in the amount as prescribed below:
 - \$100 for the 1st offense per dog.
 - \$200 for the 2nd offense per dog.
 - \$300 for the 3rd offense per dog.
 - For each subsequent offense, the fine will increase in \$100 increments per dog.

Failure to complete landscape installation

- A written notice allowing for ___ days to cure the violation will be given as determined by the IPOA Board. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day until the violation is cured.

Occupancy Covenant Violation

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount as prescribed below:
 - \$150 for the 1st offense per occupant.
 - \$300 for the 2nd offense per occupant.
 - \$1000 for the 3rd offense per occupant.

Failure to properly notify the DRB of construction, improvement, landscape, outside equipment installation, etc. work prior to the work being started

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$25 per day until the violation is cured.

Water sheet flowing from property

- A written notice will be given and allow 2 days to cure. The violation will result in a fine of \$100 per occurrence if not cured within 2 days.

Unauthorized removal or alteration of any tree or shrub

- A written notice will not be given. The violation will result in an immediate fine equivalent to the severity of the violation as determined by the IPOA Board.

Failure to maintain the exterior of the home (may include but not limited to: painting & structural repairs)

- A written notice allowing 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day until the violation is cured.
- Violators will have a ten day period from the date of notification of any violation to request a formal hearing with the IPOA Board to contest the violation.
- All fines may be increased at the discretion of the IPOA Board for repeat violations.
- If the violation is construction related, the IPOA Board may stop the construction until the violation is cured and the appropriate fine is paid.
- Should the IPOA Board find at the hearing the violation to be valid, the applicable fine will be retroactive to the date the fine was issued and any daily, weekly, or other applicable fines will be applied and will be due immediately.