



**DC Ranch Association  
Board Report 1-4-2021 #4**

**Subject Matter: Proposed Adjustments to Exterior Modification Fees**

**Background:** Fees associated with exterior modification requests have not been adjusted since 2016.

Over the course of the last couple years, owner requests have increased, and with the Covenant Commission delegating all improvements under 100 square feet in 2019 to the Modification Department (including Silverleaf), the time and effort spent to review, advise, revise, and present improvement requests to the Modifications Committee have increased accordingly.

Director of Modifications, Larry Cowles, reviewed the fee schedule in the fall of 2020 to determine whether it was representative of the average amount of staff time spent on exterior modification requests. The result of that review culminated in a recommendation being made to the Modifications Committee to consider adjusting the fee schedule.

The proposed fee schedule accompanying this report was unanimously approved by the Modifications Committee. The established process for fee schedule adjustments is that staff, or the applicable committee, makes a recommendation to the Board and then the Board makes the final decision.

Based on my involvement with the Modification Department staff members, the proposed fee adjustments seem reasonable.

**Recommendation:** Approve the proposed fee schedule and put into effect immediately.

A handwritten signature in black ink, appearing to read 'Darren Shaw', is written over a horizontal line.

Darren Shaw, Executive Director



**Modification Review Fee Schedule  
Custom and Non-Custom Lots**

Plot Plans (new plot)	\$400
Declaration of NOS (Natural Open Space) Easement Document	\$300 to \$500
<b>LANDSCAPE REVISIONS</b>	
<b>Minor landscape and/or hardscape changes only</b> (Adding few plants, landscape lighting only, a walkway or arroyo, etc.)  <b>Planting and/or hardscape changes only</b> (Planting changes and altering hardscapes such as patio, adding a BBQ, water feature, etc.) Does <u>not</u> include adding or modifying pool and/or spa.	\$200 to \$500
<b>Attached Homes</b>	
▶ Front Yard Remodel Only	\$150 to \$300
▶ Back Yard Remodel Only	\$150 to \$500
▶ Front and Back Yard Remodel	\$300 to \$800
<b>Single Family Homes</b>	
▶ Front Yard Remodel Only	\$250 to \$500
▶ Back Yard Remodel Only	\$300 to \$700
▶ Front and Back Yard Remodel	\$550 to \$1100
<b>Pool and/or Spa Changes or Additions</b> Adding or modifying pool and/or spa <b>requires a landscape plan. No exceptions.</b>	
▶ Back Yard Remodel Only (includes both a pool and landscape submittal)	\$550 to \$900
▶ Front and Back Yard Remodel (includes both a pool and landscape submittal)	\$800 to \$1200
<b>ARCHITECTURAL CHANGES (No additional square footage added to home)</b>	
Fixed awnings or shutters, retractable sun shades, windows, window screens, entry doors, sliding/ pocket doors, security doors or screens, garage doors, gates, exterior light fixtures, string lights, skylights, etc.	\$100 to \$500
Maximum with three or more architectural items	\$500
<b>ARCHITECTURAL ADDITIONS (including architecture, civil, and landscape changes)</b>	
100 SF or less (livable and non-livable area)	\$600 to \$1200
100 SF or greater (livable and non-livable) - defer to Covenant Commission	
<b>OTHER MODIFICATIONS</b>	
Play Equipment	\$100
Satellite Dish (refer to brochure guidelines; dish to be painted to match surface to which it is attached)	No Fee
Solar Panels	No Fee

**All exterior modifications require submittal for review.** If modification is not specifically described above, a fee is still applicable. Call the Director of Exterior Modifications & Improvements (480) 513-5301 with questions regarding fees.

**Payment may be made by check payable to DC Ranch Association or by credit card (4% processing fee).** Please call The Ranch Office for credit card processing or payment questions (480) 513-1500.

## Current Modification Review Fee versus Proposed Fee

Prepared 11/30/2020

	Current Fees	Proposed Fees	Amount Increased
<b>Pool and/or Spa Changes or Additions</b>			
▶ Back Yard Remodel Only	\$400 to \$600	\$550 to \$900	\$150 to \$300
▶ Front and Back Yard Remodel	\$500 to \$700	\$800 to \$1200	\$300 to \$500
<b>ARCHITECTURAL CHANGES (No additional square footage added to home)</b>			
Fixed awnings, shutters, retractable sun shades, windows, window screens, entry doors, sliding/ pocket doors, security doors or screens, garage doors, gates, exterior light fixtures, string lights, skylights, etc.	\$100 to \$200	\$100 to \$500	\$0 to \$300
Maximum with three or more architectural items	\$200	\$500	\$300
<b>ARCHITECTURAL ADDITIONS (including architecture, civil, and landscape changes)</b>			
100 SF or less (livable and non-livable area)	\$500 to \$700	\$600 to \$1200	\$100 to \$500
100 SF or greater (livable and non-livable)	Defer to CovComm	Defer to CovComm	No Change
<b>OTHER MODIFICATIONS</b>			
Play Equipment	\$100	\$100	No Change
Satellite Dish	No Fee	No Fee	No Change
Solar Panels	No Fee	No Fee	No Change