

Aldasoro Ranch Homeowners Company Fee Schedule

June 1, 2023



DRB Fees – Due With Sketch Plan Submittal		Current
New Construction Application - includes 2 Immaterial Plan Amendment Applications		\$2,500
- Additional Immaterial Plan Amendment Application <i>Section 8.11</i>		\$200 per application
- Material Final Plan Amendment Application <i>Section 8.11</i>		\$1,000 per application
Addition or Remodel Application		\$1,000
Roof Replacement <i>Fee waived if replacing wood shake w/ non-flammable approved material</i>		\$200
Minor Exterior Changes Landscaping, deck, patio, lighting, etc.		\$200
Alpine Planning, LLC		\$140/hr
DRB Variances		
Building Site Relocation		\$1,000 fee for application, additional \$2,000 due upon DRB approval
Building Site Enlargement		\$650 fee for application, additional \$850 due upon DRB approval
Height Variance on Height Restricted Lot		\$650 fee for application, additional \$850 due upon DRB approval
Limited Design Waiver		\$500
DRB Non-Compliance		
Change to Final Approved Plan without DRB Approval		\$1,000
<i>Non-Compliance of Design Review Rules and Regulations.</i> Written notice of non-compliance will be sent to the homeowner and will include a time line for the owner to come into compliance. If compliance is not completed on time, a penalty fee of \$0.00 to \$100.00 a day may be assessed by the DRB, The Board of Directors, or the Management dependent on non-compliance issue.		Up to \$100/day
Construction Impact Fees – Due at Final Plan (New Construction & Remodels)		
Formula = (County Permit Value - \$300,000) x .25%		
Projects under \$300,000 Country Permit Value are exempt from Construction Impact Fees		
Construction Deposits – Held in Escrow by the HOC		
Landscape Deposit		Contractor Estimate + 15%
Paving Deposit		Contractor Estimate + 15%
Clean Up Deposit		\$2,000
Improvement Completion Guarantee		2% of the estimated cost of construction of the improvements based on County Building permit.

Aldasoro Ranch Homeowners Company Fee Schedule

June 1, 2023



Water Fees	
Tap Fee	\$10,000
Connection without Permission Penalty	3 x tap fee
Turn-off/on Penalty	\$1,000
Pool Installation Fee	\$2,500
Hot Tub Installation Fee (in excess of one)	\$200/ea
Water Use Fees	
First 16,500 gallons	\$85/month
16,501-20,000 gallons	\$0.03/gallon
20,001-25,000 gallons	\$0.05/gallon
Over 25,001 gallons	\$0.15/gallon
Monthly Pool Fee	\$70/month
Water Non-Compliance Fees	
Failure to Comply with Emergency Water Restrictions	\$250/day or \$0.10/gallon, whichever is greater
Water System Tampering Fee	\$1,000/day until corrected
Late Payment Penalty <i>Water Operations Section 8.9</i>	20 days @ 1% interest per month on unpaid balance, Plus \$50 admin fee
Annual Assessments	
Assessments (Yearly) are per lot per year due January 1 (<i>General Declaration 5.6</i>).	
Property owners not paying assessments by January 10 will receive registered letter asking for payment. The late payment will accrue interest at the rate of 8% per annum from the date it becomes due plus a \$100.00 handling fee.	
Dog Fees & Fines	
Registration & Annual Fee	\$50/year Not prorated
Dog Fines <i>Dog Control Regulations & Policies 5.5</i>	
1 st Violation	Warning Letter
2 nd Violation	\$500
3 rd Violation	\$1,000
After 3 rd Violation	Each violation will double i.e. 4 th violation \$2,000 5 th Violation \$4,000 and so on
Road Use	
Unauthorized Use of Roads Non-Motorized Fine <i>Association Roads Aug 27, 2013 Section 7.2</i>	\$100/occurrence per day

Aldasoro Ranch Homeowners Company Fee Schedule
June 1, 2023



<p>Governing Documents Fines <i>(i.e., No hazardous activity; No unsightliness; No annoying lights, sounds or odors; restrictions on parking & recreational vehicles; no lumber, logs, bulk materials; trash cans kept in covered container, etc.).</i></p>	
<p>1st Warning Violation <i>(per policy & procedure owner will have 15 days from the date of letter to come into compliance)</i></p>	Warning
<p>2nd Violation <i>(per policy & procedure owner will be given option for hearing and fine imposed)</i></p>	\$300
<p>3rd Violation <i>(per policy & procedure thirty (30) days after 2nd notice or after hearing determination against owner)</i></p>	\$600
<p>After 3rd Violation <i>(per policy & procedure may be turned over to the HOC's attorney to take appropriate legal action)</i></p>	