



Villages Homeowners' Association, Inc.

18271 Singingwood Lane Flint, TX 75762 903-534-9060

[6]

By action of the VHOA Board of Directors with an affirmative vote on January 12, 2010, determined that the following Clarification to the Association's Architectural Control Committee's Building Packet shall be in effect and filed in the Smith County, Texas file of records.

Clarification of Standard Construction Fees:

III. STANDARD CONSTRUCTION FEES:

THE VHOA REQUIRES THE PROPERTY OWNER(S) TO SUBMIT TO THE VHOA OFFICE, A NON-REFUNDABLE CHECK, PAYABLE TO THE VILLAGES HOMEOWNERS' ASSOCIATION, PRIOR TO THE PLAN APPROVAL AND COMMENCEMENT OF THE BUILDING PROJECT. THE STANDARD FEE FOR NEW-CONSTRUCTION IS \$5,000.00 (AND FURTHER DISCOUNTED BY \$200.00 FOR EACH YEAR THE PRESENT MEMBER HAS OWNED THE PROPERTY), EXCEPT, THE TOTAL AMOUNT PAID SHALL BE NOT LESS THAN \$3,000.00. PROVISION WHEN BUILDING UPON TWO ADJACENT LOTS IS PROVIDED BY COMBINING THE YEARS OF OWNERSHIP FOR EACH LOT WHEN DETERMINING THE DISCOUNTED FEE. THE DISCOUNT MAY NOT BE TRANSFERRED WITH THE SALE OF THE PROPERTY, AND IT IS NOT AVAILABLE TO ANY MEMBER WHO IS NOT IN GOOD STANDING WITH THE VHOA. THE STANDARD CONSTRUCTION FEE FOR A ROOM ADDITION OR A REMODELING PROJECT IS \$1,000.00 (see below).

Fee for New-Home Construction

Months of Lot ownership	Construction Fee (Dollars)
120 or more	3000
108~119	3200
96~107	3400
84~95	3600
72~83	3800
60~71	4000
48~59	4200
36~47	4400
24~35	4600
12~23	4800
11 or less	5000

Fee for Additions, Remodeling, or External Improvements (adopted 10-16-2012)

The Board encourages existing homeowners to maintain and improve the value of their residences. Accordingly, the standard construction fee for Room Additions, Remodeling, and External Improvements (fences, retaining walls, sheds, patios, driveways, etc.) may be waived if the ACC Agreement of Liability form has been completed and is on file at the VHOA office. This conditional waiver does not apply to new-home construction because of the larger scope of such projects.

(end)