

EXHIBIT D

Property Improvements Application and Compliance Fee Schedule

NOTES:

- a. Any improvements or changes to residential properties within Pinehurst National must be approved by the ARB before work may commence.
- b. Application fees may be collected based on the size/scope of the project. Application fees are non-refundable and only one application fee will be charged per project. These fees are deposited in the NPOA general fund.
- c. Compliance fees are collected on major projects to help ensure that projects conform to their approved scope. Compliance fees will be refunded upon ARB determination that the project is completed as it was approved. Some or all of the compliance fee may be forfeited if the project deviates from what the ARB approved.
- d. An ARB application is not required for routine maintenance that **does not** change the look of the property.
For example:
 - Yard Care: seasonal tree/bush pruning; replacing sod in existing grassy areas; refreshing current mulch/pine straw.
 - Home Mx: Power washing home; replacing exterior HVAC unit; repairing a rotting pergola.

	Application Required?	Application Fee	Compliance Deposit
1. New Construction on an undeveloped lot.	Yes	\$7,500	\$5,000
2. New additions adding square footage to the home, or building a swimming pool.	Yes	\$3,000	\$3,000
3. Major exterior improvements with a cost of more than \$5000 (Ex: adding a roof dormer, expansive hardscape area, or enclosing an existing porch).	Yes	\$750	\$750
4. Minor exterior improvements costing less than \$5000 (Ex. Adding a porch railing or shutters.)	Yes	None	n/a
5. Major Landscaping (Ex: replacing most plants, changing pine straw area to grass, removing multiple trees, projects over \$5,000 cost)	Yes	\$200	n/a
6. Minor Landscaping (Ex: new flower beds, adding landscape lighting, removing one tree, less than \$5,000 project cost).	Yes	None	n/a
7. Major home maintenance such as reroofing, exterior painting, adding a generator or door/window replacement.	Yes	None	n/a
8. Any work (exterior or interior), not already noted above, requiring use of a dumpster or dump trailer.	Yes	\$300	n/a