

**Resolution  
of  
The Board of Directors  
of  
Beech Mountain Lakes Association**

**2006-3: Statement of Fees and Fines**

**Recitals**

- 1) Whereas The Declaration of Protective Covenants, Exceptions, Reservations and Conditions for Beech Mountain Lakes (Covenants) charge the Architectural Control Committee (ACC) and the Board of Directors (the Board) with managing issues of general use, development and appearance of property within the Beech Mountain Lakes community, and;
- 2) Whereas property owners are charged under the covenants with the responsibility of adhering to guidelines, including those under Sections **12. 1 Duties, 12.7 Remedies, and 13 General Use Restrictions**; and
- 3) Whereas the Board and the ACC agree that the schedule of Permitting and Inspection Fees and Penalties for non-compliance with ACC or Board regulations must be updated from time-to-time, it is resolved that the following schedule of Fees and Fines is hereby adopted.

Permit Fees

1. Building permit — New Construction	\$500
2. Building permit — Additions	\$250
3. Building permit required for re-roofing, re-siding, re-painting. Color selection required.	No fee.
4. Decks, screened porches, sheds, gazebos, etc.	\$25
5. Driveway permit — for paving driveways on improved lots refundable security deposit.	\$25 \$350
6. Permit requiring variance	\$100
7. Permit required for tree removal — DEAD or ALIVE.	No fee
8. New construction permit extension - each 6 month extension	\$100
9. Refundable security deposit on new construction to be paid by the builder. This will be used to correct violations, clean up, repair road damage caused by construction and/or construction vehicles, and to pay fines related to violations	\$750
10. Minimum required E & S plan review	\$ 50

11. Approved E & S and Storm Water run-off plan review \$100

*NOTE: All permit fees are NON-refundable and subject to change. Any fee changes will be available at the Administration Office. The above fees are based upon standard applications filed as one complete submission. Any unusual reviews and/or inspections will be subject to additional costs, which will be deducted from any deposits.*

### Inspection Fees

The following fees are to be paid to BMLA when applying for the permit, and will then be disbursed to the ACC member(s) making the inspection in the absence of a code enforcement officer.

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|--|---------------------------|
| 1. Plan submission which includes final inspection for new dwellings | \$ 50                     |
| 2. Decks, screened porches, sheds, gazebos                           | \$ 10                     |
| 3. Driveway paving   | \$ 20                     |
| 4. Tree removal  | no fee                    |
| 5. Request for reinspection of final completion                      | \$ 30 - each reinspection |

### Fines for Violations of Rules and/or Covenants

1. TREE REMOVAL — removal of trees with trunks six (6) inches or more in diameter at a height of three (3) feet without ACC approval: \$1,000 per tree. In addition, three (3) replacement trees must be planted for every such tree removed. The trunk of replacement deciduous trees must be NO LESS than two inches in diameter and measured three feet above the ball of the tree. Replacement conifer trees must be at least five (5) feet tall above the ball.
  
2. Construction Violations (including additions, driveways, and outbuildings) may result from size, color or shape of the dwelling or outbuilding, improper setbacks, lack of building permit, and alterations to approved plans without consent of the ACC. Violations, however, are not limited to the aforementioned items.  
In each case, the violation must be remediated. In addition, the following penalties apply per lot:
 

First violation	\$200
Second violation	\$300
Third violation	\$500
  
3. Non-construction — violations of covenants **Section 13 General Use Restrictions**, unless penalties therefor are specifically levied in other resolutions:
 

Letter of correction – no fine or fee if compliance with corrective letter	
Failure to correct -First violation	\$100
Failure to correct - Subsequent violations	\$300

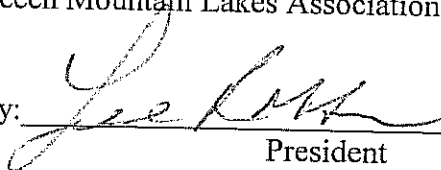
4. CONTRACTORS: No construction to be performed by contractors on Sundays, or before 7:00 a.m. and/or after 7:00 p.m.  
     First violation - \$250  
     Subsequent violations - \$500
5. Failure to file of Erosion & Sedimentation plan requiring any ACC written request for implementation or maintenance \$ 50
6. Violations requiring an ACC-issued stop work order \$100
7. Removal of ACC issued stop work order by any party other than the ACC. \$600 per day

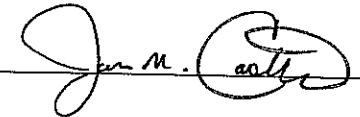
Motion to revise and approve revisions on July 25, 2006 by JOHN CASTAGNA and seconded by BRYAN HAMILTON.

Motion passed by a vote of 6 in favor and 0 opposed and no abstentions.

Dated: 7-25-06

Beech Mountain Lakes Association

By:   
 President

By:   
 Secretary

Architectural Control Committee

By:   
 Chairman