

PRESTWICK HOMEOWNERS ASSOCIATION
COST FOR HOME IMPROVEMENTS REVIEW
EFFECTIVE APRIL, 2016

- All improvements which impact the outside appearance of a house or lot within the Prestwick Community and which also require a Village of Frankfort building permit, are subject to a Prestwick Homeowners Association (PHA) review.
- The PHA's Architectural Review Committee (ARC) shall have the responsibility to complete the review and notify the homeowner of its approval or the deficiencies in the proposed improvements. At the sole discretion of the committee, an independent licensed architect may be hired to assist with the review.
- A request for review shall be sent to the ARC's committee head. The request for review shall include a set of architectural drawings prepared by a licensed architect or landscape architect, if the improvements include a building addition or major landscaping improvements, or a signed agreement from the contractor detailing the work for re-roofing, siding replacement, window or door replacement, pavement replacement or minor landscaping projects. A copy of the Village of Frankfort Building Permit Application shall also be submitted.
- An opinion of probable cost of the improvements, other than for re-roofing, siding replacement, window or door replacement, pavement replacement or minor landscaping improvements, must be provided by a licensed architect or landscape architect. The cost for re-roofing, siding replacement, window or door replacement, pavement replacement, or minor landscaping improvements shall be provided by the contractor who has a signed agreement with the homeowner to complete the work. This cost as provided shall be used to determine the PHA's review fee.
- The costs for major interior improvements, such as kitchen and bathroom improvements, may be deducted from the cost that is used to determine the review fee at the sole discretion of the PHA. Examples of what may be

deducted include interior fixtures, cabinetry, plumbing, etc. and their installation.

- The PHA's review fee shall be based upon the cost of the improvements as follows:

a) Should an independent licensed architect be required to assist with the review of the improvement plans the review fee is:

<u>Improvement Value</u>	<u>Review Fee</u>
\$0 to \$20,000	\$200
\$20,000 to \$200,000	\$600
Over \$200,000	\$800

b) If no outside professional assistance is required for the review, no fee will be charged for the PHA's review

- Should a second review be required, an additional fee of 50 percent of the initial review fee will be assessed. Should further reviews be required, an additional fee of 30 percent for each additional review shall be assessed.