

**Daybreak Community Association
Design Review Committee Fee Structure Resolution**

WHEREAS, the Daybreak Community Association Board of Directors is empowered to conduct, manage and control the affairs and activities of the Association and has this authority pursuant to Chapter 3, C. Powers and Duties of the "By-Laws of the Daybreak Community Association".

WHEREAS, Daybreak has been established and is administered pursuant to various documents, described in Chapter 1 of the Community Charter for Daybreak, that have a legal and binding effect on all owners, which include resolutions the Board adopts to establish rules, policies and procedures for internal governance and Association activities and to regulate the operation and use of property the Association owns or controls.

WHEREAS, the Board of Directors finds there is a need to adopt a non-refundable fee structure for all submittals that are reviewed by Daybreak's Design Review Committee to account for the time and administrative costs involved in the approval process.

NOW THEREFORE, IT IS RESOLVED, that the Board establishes a fee structure for Design Review Submittals that must be paid to the Daybreak Community Association by check or money order at the time of submittal. Fee structure is as follows:

Minor Modification \$0.00 Fee Minor modifications include routine maintenance and enhancement of existing flower beds and lawns consistent with approved guidelines and limited to activities such as: planting bulbs, planting annuals, fertilization, pruning, replacing mulch or ground covers, adding of nonpermanent permeable paths within existing flower beds, and replanting or replacing dead plants in existing beds or replacing sod in lawn areas. Minor modifications also include repainting of a home with an identical color palette and scheme. No submittal is required for minor modifications.

Major Modification \$75.00 Fee (non-refundable) Major modifications include but are not limited to landscaping projects such as: back yard completion, fences, pergolas, decks, patios, edging, retaining walls, raised beds greater than 20 sq ft, play structures, trampolines, water features, fire pits, light posts, statues, structures, flag poles, permanent or semi permanent yard ornaments, etc. This non-refundable fee includes: one (1) initial submittal review and two (2) additional reviews if more information is needed to supplement the initial submittal. Major modifications also include repainting of a home with a new color palette or scheme. This fee also includes a final inspection for compliance.


Variance Request \$125.00 (non-refundable) This non-refundable fee includes: one (1) initial submittal and two (2) additional reviews following if more information is needed or if reviewed by the Covenants Committee and the Board of Directors.


Architectural Modifications \$250.00 Fee (non-refundable) Architectural modifications include but not limited to: any major additions and/or alterations to the exterior structure of the home. This non-refundable fee includes: one (1) conceptual review, one (1) structural review and one (1) final review. This fee also includes a final inspection for compliance.

Any fee or step in the review/approval process may be waived at the discretion of the Committee.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Secretary, this 28 day of July, 2010, and direct its distribution to all homeowners.

DAYBREAK COMMUNITY ASSOCIATION

By:  Date: 8.4.10
Ty McCutcheon, President

By:  Date: 8.4.10
Rulon Dutson, Secretary