

THE RETREAT OF SOUTH WALTON COUNTY HOMEOWNERS ASSOCIATION, INC.

10221 Emerald Coast Parkway West
Suite 23 Miramar Beach, FL 32550
Tel: (850) 654-8660 Fax (850) 654-5590
E-mail: assoc@ecam.net
Web Page: www.ecam.net

DRB SUBMITTAL REQUIREMENTS

Preliminary Submittals:

-2 sets of 24x36 drawings, to include everything required in the Retreat's DRB Guidelines. A signed and sealed boundary survey must also be submitted with this preliminary submittal. The survey must include topography, 4" diameter trees or larger, and any utilities or other lot improvements. A PDF of the plans needs to be submitted at the same time so they can be emailed to all members on the DRB.

All lake front lot surveys must include the meander line, please refer to The Retreat's April 30, 2013 Amendment describing details.

The Retreat's Design Guidelines are amended to allow all gulf front properties to use the CCL per recorded plat of the Retreat to serve as the rear setback, pending DEP, Walton County and DRB approval. Upon schematic submittal to the DRB, the survey and site plan should include the platted CCL, the new CCL and the most seaward corners of adjacent homes.

Final Submittals:

-2 sets of 24x36 signed and sealed drawings of the plans which must include final landscape drawings attached in the final set and include everything else requested in the Retreat's DRB Guidelines.

Before making your submission, be sure that you have followed all of the requirements for house plan submissions or modifications that are noted in The Retreat's DRB Guidelines. No plans, or revisions to a previously submitted plan, will be accepted for review any less than seven (7) days before the next regularly scheduled meeting. Plans that are not submitted in the correct size will also not be reviewed. Please plan accordingly.

NO PERMIT MAY BE PULLED WITHOUT FIRST RECEIVING THE DRB'S FINAL APPROVAL LETTER.

RETREAT FEE SCHEDULE

Only association approved architects and contractors can work within The Retreat. If a lot owner chooses to use an unapproved architect or contractor, the owner must submit the architect or contractor for approval to the DRB. The DRB will accept or decline owner's use of proposed architect or contractor based upon their submitted application and work experience.

Unapproved architect fee	\$2,500.00
Unapproved contractor fee	\$2,500.00
Non-refundable fee for changes to the approved construction application	\$ 250.00

FEES FOR NEW CONSTRUCTION:

Application Fee:	\$1,500.00
Refundable compliance deposit	\$7,500.00
Non-refundable impact fee	\$2,000.00
Penalty fee for exceeding the 20 month completion deadline <i>Deadline calculated from commencement of construction shall be evidenced by complete installation of the footings and pouring of the building slab.</i>	\$1,000.00 per month

FEES FOR MODIFICATIONS TO EXISTING STRUCTURES AND GROUNDS:

Non-refundable administrative fee	\$1,500.00
Minimum refundable compliance deposit but in no event shall the compliance deposit exceed 10% of the cost of the proposed improvement.	\$1,000.00
Maximum refundable compliance deposit	\$7,500.00
Penalty fee for exceeding the timeline for completion	\$ 500.00 per month.

All submissions to the DRB for modifications to existing structures will require the following:

- 1) A timeline for completion
- 2) A site plan for parking
- 3) A site plan for dumpster and port-o-let placement

This applies to all existing home modifications, exterior and interior, if they require a dumpster and port-o-let placement.