

New Construction and Modification Construction Fees Description and Explanation

The High Desert Residential Owners Association New Construction Committee (NCC) is comprised of both volunteers from High Desert along with paid qualified licensed construction professionals including the Chair of the NCC and at least one other member.

With reference to the NCC Review and Approval Process Flowchart*, all new home construction in High Desert follows the same process and must be approved by the NCC upon completion. When a modifications request is referred to the NCC, it also follows this process.

The NCC continually monitors the construction process. This requires oversight and involvement of the NCC at every step, including, but not limited to:

- Initial meeting with the homeowner and builder
- Receipt of the appropriate construction fee
- Review and approval of the architectural drawings for the home
- Review and approval of the grading and drainage plan
- Verification that city permits have been received
- Periodic inspection of the construction
- Review and approval of the landscaping plan
- Review and approval of change orders
- Review noncompliance issues and seek cures
- Monthly NCC Meetings where the progress and status of each construction project is reviewed and discussed.
- Final inspection and sign-off of the completed home

Costs and fees can be incurred at many steps in this process and they are charged against the construction fee paid by the homeowner. Construction of an Estate and Premier home is expected to be completed within one calendar year. A construction fee of \$8,000 is required prior to project start. Builder homes are expected to be completed within six calendar months, and associated fees are accordingly lower. The construction fee will be used to cover the cost for professional fees for reviewing and monitoring the application and construction process, to cure problems from non-compliance, and to pay fines imposed for non-compliance, among other things. Additional details regarding the construction fee and its use can be found on NCC Form 2 – Application for Plan Review.

Upon completion of a project, any unused portion of the construction fee (if any) will revert to the homeowner. If a project requires more time or more review than initially expected, a supplemental construction fee may be required. Additionally, if, during construction, the cost of reviews and approvals or NCC corrective actions reduces the construction fee to 50 percent of the initial amount, the homeowner shall be required to restore the construction fee to the original amount before further construction or NCC actions are taken.

The Modifications Committee may refer a major modification request to the NCC. If City of Albuquerque permitting is necessary or if the NCC determines that the scope and nature of the modification requires it, a modification construction fee may be required.

I acknowledge receipt of a copy of the New Construction and Modification Construction Fees Description and Explanation.

Date

Homeowner or Agent signature

Homeowner or Agent Name (Printed)

*The NCC Review and Approval Process Flowchart is available on the High Desert website, here: https://www.highdesertliving.net/highdesertliving/external.html?mode=d&xlink=dwnldfile.html%3Fa%3Dsnd%26file_id%3D2154

Adopted by resolution of the High Desert Board of Directors at its meeting on:

October 17, 2020
Date

Clay Wright
President