



Schedule of Fees for Custom Homes

Required Fees for all Projects:

- Custom Home Design Review Fee - This fee covers the expenses associated with the professional Workshops and design review processing of the Custom Home Submittals.
\$15,000 due on or before the first Custom Home Design Workshop.
- Custom Home Construction Deposit - This is an escrowed deposit to cover any and all expenses due to damages incurred to Santaluz community property during the construction of the custom home project.
\$10,000 due on or before the Construction Kick-Off Meeting (refundable upon successful inspection at conclusion of construction.)
- Cancellation of Workshop - If a Custom Home Design Workshop is not properly cancelled or rescheduled prior to noon on Friday of the week preceding the workshop, a \$1,000 fee will be charged to cover the expenses of the Consultants.
- Plan Change Fee - This \$275 fee covers the cost to process a Plan Change, after you've already gone through Steps 1 through 4.
- Plan Change Construction Deposit - This is a refundable Deposit of \$2,500 that is paid after you've already been through Steps 1 through 4, had your Final Inspection, and have had your original \$10,000 Construction Deposit refunded.

Optional Fees for Certain Projects:

- Temporary Encroachment Fees - Throughout the Santaluz community, custom homesites may adjoin properties that are owned or maintained by the Santaluz Maintenance Association (HOA) or The Santaluz Club. If a particular project proposes to use these easement areas during construction, fees will be assessed to cover the costs of any reviewing and modifying any landscape/irrigation systems as well as restoration of any areas disturbed or damaged during construction, and any other associated costs. Based on the signed Construction Deposit Agreement, Custom Design Review Office can deduct any damages incurred from your Construction Deposit.

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- Temporary Encroachment Application Fee: \$200 – An additional application fee and deposit may be required if your lot is concurrent with the Golf Course property.
 - Cost of Repairs: Varies
- Easement Vacation Fees - Throughout the Santaluz community, custom homesites may adjoin properties that are owned or maintained by the Santaluz Maintenance Association (HOA) or The Santaluz Club. If a particular project proposes to take over partial or complete maintenance of one of these areas a fee will be assessed to cover the costs of any legal descriptions that must be revised; reviewing and modifying any landscape/irrigation systems as well as restoration of any areas disturbed or damaged during construction, and any other associated costs. Based on the signed Construction Deposit Agreement, Custom Design Review Office can deduct any damages incurred from your Construction Deposit.
 - Easement Vacation Application Fee: \$200
 - Legal Documentation: \$500
 - Description Fee: \$200
 - Notarizing Fee: \$10 per signature
 - Cost of Repairs: Varies
- AutoCAD Files - For the convenience of the project, the Architect/Designer may request either or both of the available AutoCAD files at an optional charge.
 1. Lot Exhibit - The Lot Exhibit file, which includes denotations of the interior yard lines, interior yard setback lines, property lines, and City of San Diego setback lines is prepared by our Consultants, SWA Architects. Topography and utilities will be included as available. This file is available for a fee of \$150.
 2. Engineering Files - the design files (not as-built as they have not yet been prepared and filed for the Santaluz community) from Rick Engineering are available on CD-Rom. This disk will include: grading, grade check, improvement plans, any applicable retrofit plans and final/amended maps. These files are available at a fee of \$1,250.

Note: Each Custom home project will receive at no charge a disk of the files from Rick Engineering, and a printout of the Lot Exhibit. The AutoCAD files will be prepared by the Consultants on an optional fee basis if desired by the project team on a particular custom home.

Additional costs may be incurred throughout the Design Review process in the form of deposits for use of technical reports prepared for the developer but of interest to the Owner in preparation of their submittal requirements, costs for surveys to be completed by the Owner in preparation of their submittal requirements, and other fees as may be determined reasonable at the sole discretion of the Design Review Committee.

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