

Compliance Deposit

A \$10,000 provisionally refundable Compliance Deposit is required to ensure the Dwelling, Accessory Building or Addition is built according to ARC approved plans, CC&Rs, Rules and Regulations, and Architectural Building Requirements, and must be deposited with the Greenerhills Management Company at the time of the application. A Change Order Request is required for any modification or alteration from a previously reviewed and approved plan. Failure to build in accordance with approved plans or approved changes will result in withholding all or a portion of the Compliance Deposit to ensure correction. Any damage to common areas, gates or roadways within Greenerhills will be deducted from the deposit. (Please see Cost of Enforcement in the Rules and Regulations.) If damage exceeds the deposit, a written demand will be sent to the Owner and must be paid within 30 days.

Refund Process

The Owner shall notify management when construction is completed and you are ready for the ARC members to do an inspection of the property. The Owner will be notified if any issues remain.

For Dwelling construction, one-half (1/2) of the deposit will be issued if/when:

- a) The home has received a Certificate of Occupancy.
- b) No damage occurred to Greenerhills common areas, gates or roadways.
- c) The home is in compliance with all approved plans and change orders.
- d) An inspection has been completed by the ARC.

If changes need to be made to the Landscape Plan following the completion of the home, those changes need to be submitted and approved by the ARC. The remaining one-half (1/2) of the deposit will be refunded if/when:

- a) The landscaping has been completed.
- b) Any disturbed vegetation has been replanted.
- c) An inspection has been completed by the ARC.

If the construction only involved an Accessory Building or an Addition, a refund check for the whole amount will be issued if/when:

- a) The Accessory Building or Addition is in compliance with all approved plans and change orders.
- b) No damage occurred to Greenerhills common areas, gates or roadways.
- c) Any disturbed vegetation has been replanted.
- d) An inspection has been completed by the ARC.

An appeals process is available for any disputes.