

FEES, FINES, and DEPOSIT SCHEDULE						Sep 2025	
Note to ARC Applicants :							
These descriptions and definitions are for the purpose of the HOA's Architectural Review Committee and are not intended to align with the City of Dana Point's terminologies and definitions.							
	Fees*	Fine	Deposit	Expiration	Radius Notifications	Notification period	Story Pole period
New Construction	\$10,000	100% of fee	\$10,000	2 years	300ft	30 days	30 days
Additions & Remodels^ (More than 1200 SF)	\$6,500	100% of fee	\$6,500	2 years	300ft	30 days	30 days
Additions & Remodels^ (801-1200 SF)	\$4,000	100% of fee	\$4,000	2 years	300ft	30 days	30 days
Additions & Remodels^ (300-800 SF)	\$2,500	100% of fee	\$2,500	2 years	300ft	30 days	30 days
Additions & Remodels^ (less than 300 SF)	\$1,500	100% of fee	\$1,500	2 years	300ft	30 days	30 days
ADU (More than 800 SF)	\$3,000	100% of fee	\$3,000	1 years	300ft	30 days	30 days
ADU (Up to 800 SF)	\$2,000	100% of fee	\$2,000	1 years	300ft	30 days	30 days
JADU (With exterior alterations)	\$1,000	100% of fee	\$1,000	1 years	100 ft	30 days	30 days
Courtyard remodels	\$1,000	100% of fee	\$1,000	1 years	100ft	30 days	30 days
Outbuildings (These are considered additions and follow the same fee schedule)		100% of fee	the same as fee	1 years	300ft	30 days	30 days
Landscape/Hardscape additions and alterations with any structure or pools.	\$2,000	100% of fee	\$2,000	1 years	300ft	30 days	30 days
Major Landscape/Hardscape and alterations without structures, pool or spa	\$1,000	100% of fee	\$1,000	1 years	100 ft	30 days	30 days
New Garden Walls, Fences & Gates	\$750	100% of fee	NA	1 years	100ft	30 days	30 days
Minor Landscape/Hardscape alterations without structures, pool or spa*	Included in dues	\$500	NA	NA	Adjacent neighbors	10 days	NA
Side Gate*	Included in dues	\$500	NA	NA	Adjacent neighbors	10 days	NA
Exterior Material Change*	Included in dues	\$500	NA	NA	N/A	N/A	NA
Exterior Color Change*	Included in dues	\$500	NA	NA	N/A	N/A	NA
Roof Material Change *	Included in dues	\$500	NA	NA	Adjacent neighbors and any neighbor within150' radius that's at a higher elevation	10 days	NA
Solar System Installation*	Included in dues	\$500	NA	NA	Adjacent neighbors and any neighbor within150' radius that's at a higher elevation	10 days	NA
Extension of permission*	Included in dues	\$500	NA	NA	NA	NA	NA
Like for Like*	Included in dues	\$500	NA	NA	NA	NA	NA
TERMS							
Additions: The fee for an addition is calculated based on its full new square footage.							
Remodels: The fee is based on the scope of exterior alterations and the square footage of the existing home impacted by those changes. Special attention is given to changes in roof height or shape, as well as any changes to the number, size, or location of windows and doors.							
Combined Projects (Additions and Remodels): When an application includes both an addition and a remodel, the fee will be based on the combined square footage of the full new addition and the partial square footage of the remodel area with exterior changes. The partial square footage may vary depending on the specific type of exterior modification.							
Any new courtyard walls or gates submitted with the main home require a separate fee.							
The notification period may be adjusted by the Architectural Committee if deemed necessary							
There is a standard minimum 30 day Story pole period							
Renewal fee is set at 10% of original fee and is applicable after the expiration period							
Use of Deposit: Fines and unexpected direct expenses incurred by the Association in the review process							
Remaining deposit will be released upon the project completion and notification from the homeowner.							
Incomplete, invalid, rejected applications may result in an entirely new application and additional fees.							
* Non dues members have a minimum \$250 fee supplement.							
^ Includes all new construction with any new exterior walls, roofs or roof/wall expansion, excludes courtyards.							