

BAY ISLES BAYOU ASSOCIATION, INC.

Fee and Security Deposit Schedule

Pursuant to Article VI, Section 3(d) of the Amended and Restated Declaration of Restrictions, Limitations, Conditions, and Agreement for Bay Isles Unit #2 and Unit #7 and Section 4 of the Amended and Restated Architectural Planning Criteria entitled "Fee and Security Deposit Schedule," the current schedule of fees and security deposits is set forth below. Fees are subject to review by the Architectural Review Committee (the "ARC") or the Board of Directors (the "Board") of Bay Isles Bayou Association, Inc. (the "Association") at any time and may be changed without notice.

For review of plans of plans and drawings by an architect licensed by the State of Florida, each owner, resident, or contractor, as applicable, shall submit the requested initial fees at the time of application submittal. Any application for review and approval not accompanied by payment will be deemed incomplete, not in compliance with the Architectural Planning Criteria (APC) and will not be reviewed. If additional costs in the review process are incurred that exceed the initial fees paid, payment by the Lot Owner must be made for the review to be completed. Unused fees will be returned in an amount determined at the sole discretion of the ARC.

For any construction, renovation, or demolition project, the ARC will determine the need to monitor the project and the activities of the contractors to ensure compliance with the APC and the governing documents of the Association. The ARC will provide a cost estimate of expected activities, will invoice the lot owner who must pay the amount billed. Should the initial estimate not be sufficient, the ARC will again bill the Lot Owner who must promptly pay the invoiced amount. Any unused payments made by the Lot Owner will be refunded in an amount determined at the sole discretion of the ARC.

All security deposits shall be delivered to the Association prior to the commencement of any work, and no work may commence until the applicable security deposit is posted. Security deposits will be held by the Association and may be drawn upon in the event of any damage to Association property, common areas, or the Association, as determined by the ARC in its discretion, including delays in completion of the project, the levying of fines by the Association, or insufficient payment of project fees associated with compliance activities. The Association shall provide written notice to the appropriate party within ten (10) days of drawing upon the security deposit, and may, in the Board's discretion, require the security deposit to be replenished or the posting of a larger security deposit. Security deposits, or remaining portions thereof, will be refunded upon completion and final inspection of the project, and a satisfactory site inspection by the ARC showing no damage to Association property or common areas.

1. Construction of a new or substantially new (remodeled) residence.

a) Plan Review Fee\$1,000.00 - \$3,000.00

- b) Demolition Plan Review Fee\$1,000.00 - \$2,000.00
- c) Security Deposit\$10,000.00 - \$20,000.00
- 2. Exterior renovations to existing residences including but not limited to additions, roofs, pools, enclosures residing, docks, comprehensive landscaping, lanai and pool enclosures, decks, and equipment enclosures
 - a) Plan Review Fee\$500.00 - \$2,000.00
 - b) Security Deposit\$1,000.00 - \$5,000.00
- 3. Review of paint and finish colors of all exterior surfacesNO FEE

IN WITNESS WHEREOF, this Fee and Security Deposit Schedule was duly adopted and approved by the Bay Isles Bayou Association.

ATTEST: BAY ISLES BAYOU ASSOCIATION, INC.

By: _____

Print Name: _____ Title: _____

Date: _____