



Kenmure

**KENMURE ARCHITECTURAL COMMITTEE (an Operating Committee of)
KENMURE PROPERTY OWNERS ASSOCIATION**

**RECEIPT FOR REFUNDABLE CONSTRUCTION DEPOSIT TO
KENMURE PROPERTY OWNERS ASSOCIATION, INC.**

KENMURE PROPERTY OWNERS ASSOCIATION, INC. (KPOA, Inc.) does hereby acknowledge receipt of

\$ _____ from: _____, Owner, for a home to be built on

Lot # _____, as refundable deposits toward the following fees:

\$4,500* (\$2,500 Landscape + \$2,000 Adherence to policies) total refundable deposit to be returned subject to the receipt of an approved Occupancy Permit from KARC.

*((\$2,000 additional for contractor's first Kenmure house or for contractor's first Kenmure house after reinstatement from rescission of approval for a total of \$6,500 refundable)

\$2,500 refundable deposit to be returned subject to completion of the following within 90 days of receiving the Occupancy Permit:

- a. completion of the landscaping plan approved by KARC and RMC
- b. completion of all other items noted at the time of receiving the Occupancy Permit
- c. a written request to KARC for a refund

NOTE: The 90 day period may be extended by KARC when valid reasons are presented to KARC by the Owner, but in no case shall the extension exceed 180 days from receipt of the Occupancy Permit.

Owner acknowledges that financial penalties, in the form of reduction of refundable deposits, may be levied during the construction process as described below, and agrees to reduce refundable deposit, as determined by one or more of the Operating Committees (KARC, RMC, SC) of KPOA, Inc.

Owners will receive verbal or written warning of violations, along with reasonable time to correct, as well as written warning regarding future violations (see KPOA Board Procedures for Enforcement Action - Contractors), before the Operating Committees shall impose any reduction in refundable deposit, except for:

- serious safety or other dangerous situations.
- uncorrectable violations
- violations during periods of probation



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Violations include, but are not limited to non-compliance with:

- Kenmure Declaration and By-laws
- Kenmure Rules and Policies for Construction or Alteration to Single Family Dwellings
- Any Documents (Rules, Regulations, Permits, etc.) created by the Operating Committees and provided to the owner

Reductions in refundable deposit shall not exceed \$100 per day or incident, except:

- the Kenmure cost of correction exceeds \$100, in which case the total cost of correction will be deducted.
- Unauthorized tree or flowering shrub cutting which shall incur a reduction as outlined in the Kenmure Rules and Policies for Construction or Alteration to Single Family Dwellings

When the total refundable deposit is exhausted, the owner will be charged any additional costs and the contractor may be immediately placed on probation (not permitted to build any additional houses in Kenmure as outlined in the Contractor Penalties Process in the Construction Rules and Policies).

Owner is responsible for sharing this document with the general contractor.

Dated this _____ day of _____, 20____. _____ Owner

KARC

By: _____ Date
Kenmure Property Owners Association, Inc.

By: _____ Date
KPOA Treasurer

****Checks not made out to the proper recipient will be rejected****

DISTRIBUTION: Owner, KARC File
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rvsd. Aug. 1, 2014