

**EXHIBIT F**  
**ISSAQUAH HIGHLANDS FEES**  
**Grand Ridge Drive Fee Schedule**

<b>Single Family Housing (1)</b>	
<u>Paid to King County:</u>	
Traffic Mitigation Fee (2) per lot .....	\$3,343.00/Lot
School Mitigation Fee per lot .....	\$2,792.00/Lot
Building, inspections and other permit fees charged by King Co or other agencies (paid at permit) (3)	
<u>Fees Paid to Master Developer:</u>	
Architectural plan review and Staking review (4) per lot.....	\$8,200.00/Lot
<u>Deposits Paid to Master Developer:</u>	
Lot Security Deposit per Lot (5) .....	\$5,000.00/Lot
<u>Paid to IHCA and/or City of Issaquah:</u>	
Water Meters (Invoiced after meter installation).....	\$708.00/meter
One-time New Account Fee (paid at meter installation).....	\$24.00/Lot
Regional Connection Fee Charge (6).....	\$6,005.00/Lot
Bi-monthly Pass-through Water Consumption Charge	
Homeowner Association Dues ..	\$894.00/Lot
Homeowner Association Neighborhood Dues .....	\$1,229.18/Lot
Homeowner Reserve Assessment .....	570.00/Lot
<b>(Dues/Reserve are subject to change for each fiscal year (fiscal year is July 1-June 30))</b>	
<u>Paid to Highlands Fiber Network:</u>	
One-time Internet Connection Fee .....	\$250.00/Lot

- (1) The above fees are per unit based unless otherwise indicated and particular to Issaquah Highlands. All fees payable to Master Developer or Seller are due at Closing unless otherwise noted. King County may have other fees or charges in addition to the above.
- (2) Traffic mitigation fees shown above will be paid by Buyer to King County. This fee is an estimate and is subject to change. Neither Seller nor Master Developer are responsible for any increases or changes to this fee.
- (3) Building, inspections and other permit fees will be paid to King County. The costs are variable and subject to change.
- (4) ARC Fees. At the earlier of (a) the initial ARC application or (b) closing, the Seller, on behalf of Buyer, who is submitting for an architectural plan review ("**Applicant**"), shall pay to Master Developer an architectural review and staking fee in the amount of **\$8,200/Lot** for ARC and staking review under the Issaquah Highlands Declaration ("**ARC Fee**"). Buyer may be responsible for additional fees as per Exhibit G, ARC Fees.

- (5) Lot Security Deposits. At Closing, Buyer will pay to the Master Developer a "Lot Security Deposit" in the amount of **FIVE THOUSAND DOLLARS (\$5,000)** per lot to insure compliance with all construction requirements including but not limited to the Grand Ridge Drive Architectural and Design Guidelines and Built Green requirements. Neither Seller nor Master Developer are responsible for any increases or changes to this fee.

The Lot Security Deposit, less any amount owing Master Developer, shall be returned to Buyer once the following has occurred: 1) a joint inspection has taken place by both Buyer and Master Developer of completed residence and landscaping on the lot within the Property to confirm to the Master Developer's and ARC's satisfaction that all construction has been completed consistent with the ARC approved plans and specifications as well as compliance with the Built Green and Highlands Fiber Network requirements, 2) a joint inspection has taken place by Buyer and Master Developer of all roads, curbs, sidewalks, landscaping and other work constructed by Master Developer to confirm that any damage to these improvements that were caused by Buyer has been repaired or replaced by Buyer to Master Developer's satisfaction and the site has been cleaned up, 3) Buyer's repair or replacement of any damage or failure that occurs that is due to Buyer's faulty workmanship 4) a signed and notarized Notice of Work Completion has been delivered to ARC and 5) payment of all outstanding charges from Seller or Master Developer to Buyer including but not limited to: Fees, fines for violations of Construction Procedures, and all other outstanding claims due to Seller and Master Developer have been paid in full.

- (6) Connection Fee Charge fee is remitted to the IHCA and passed through to Cascade Water Alliance at the closing of the Buyer's purchase of the Lot. The listed amount includes the 2012 RCFC for the ¾" domestic water meter. Neither Seller nor Master Developer is responsible for payment of any increases to the RCFC between closing and installation of meter. No RCFC is paid on any irrigation/infiltration meter or the fire meter, if installed.

NOTE: All amounts listed above are Seller's best information as of the date of this Agreement and these estimates are provided without Seller warranty or liability. Building, inspections and other permit fees or charges to the County or other agencies not mentioned here, to be determined by Buyer. Buyer is responsible for the actual fee owing at the time of payment.



## EXHIBIT G ARC Fees

**Effective March 1, 2015 for applications received after May 1, 2015**

### Issaquah Highlands Architectural Review Committee ("ARC") Harrison St. and Grand Ridge Drive Design Approval and Construction Inspection Process Fee Schedule

	Foot Notes	Schedule of Fees
<b>Base Review Fee</b> (described below)	(1)	\$7,500
Grand Ridge Lots - Staking Review	(2)	<u>\$700</u>
<b>Total Fee Collected at lot closing</b>	(3)	\$8,200
<b><i>Additional Meeting &amp; Inspection Fees if needed: (collected at the time of service)</i></b>		
Additional Conceptual Design Presentation or Project Team Reviews	(4)	\$1,000
Additional Architectural Plan or Landscape Plan Presentation to ARC	(5)	\$2,000
Construction Change Requests via email	(6)	\$500
Construction Change Requests via Meeting	(7)	\$1,000
Additional Site Inspection Visit	(8)	\$300

The Architectural Review Process for Harrison St. and Grand Ridge Dr. is meant to be a rigorous but collaborative process and is designed to create neighborhoods with unique high-quality homes that have a timeless appeal. The ARC is a team of well-experienced licensed architects and landscape architects actively practicing in the greater Seattle/Eastside area.

**ARC fees are designed to recover the costs incurred by the ARC to analyze and approve a project. The costs cover the professional fees paid to the ARC committee professionals. Before the applicant engages an architect or contractor, the applicant or his/her representative must attend an orientation meeting with the ARC Coordinator to learn about the ARC process and steps that can help keep fees to a minimum.**

The **Base Review Fee** covers all of the activities of the ARC in a normal project review and incorporates the following:

1. one orientation meeting with the ARC Coordinator;
2. one project team review and approval;
3. two Conceptual meetings and ARC approval;
4. one Architectural Plan presentation meeting;
5. one Landscape Plan presentation meeting;
6. building permit stamping;
7. one pre-construction meeting;
8. four construction field review inspections;

9. the associated administrative services during the Design and Construction processes;
10. and the ARC close out letter.

The Base Review Fee assumes that the applicant will use a Project Team of professionals that meet the qualifications set out in the Architectural Standards to perform work in the Harrison St. and GRD communities: custom home experience, design style, reputation, collaborative manner, understanding of the design requirements and vision of the community and other relevant requirements. Applicants are encouraged to use Project Team members that have previously been approved to work on projects in those communities and have successfully performed on those projects. A Project Team consists of an architect, contractor, and landscape architect. Experience shows that Project Team members that are new to Harrison St. or Grand Ridge Dr. require additional ARC time and effort in order to meet the standards of the neighborhoods. Accordingly, the fee schedule contemplates additional services that may be necessary if the ARC does not approve all persons initially proposed to be part of Project Team and the ARC is not familiar with applicant's proposed replacement on the Project Team.

Footnotes:

- (1) The Base Review Fee may be adjusted for applications received later than 12 months from Lot Closing to reflect current fee schedule at time of application.
- (2) Grand Ridge Lots are in King County and a Staking review is required to verify clearing limits.
- (3) A Base Review Fee is refundable if the applicant does not start the approval process, but is not transferrable to a new buyer.
- (4) Cost per meeting if additional Conceptual meetings are required. It is not guaranteed that your Project Team or any member of it will be approved, which may result in additional review costs.
- (5) Cost per meeting if additional Architectural Plan or Landscape Plan meetings are required.
- (6) Change requests to approved plans that can be handled via email correspondence.
- (7) Change requests to approved plans that require ARC Meeting(s). This cost is per meeting.
- (8) Cost per inspection if additional inspections are required beyond a post-framing inspection, a post-siding inspection, a post- final construction/landscape meeting, and a final punch list meeting.



**9.4 Construction Obligations and Fees.** Buyer shall comply with the obligations set forth in the "Notice of Construction Obligations and Fees" recorded King County, Washington, under recording number 20121019001994.

**9.5 Buyer's Receipt and Consent.** At or prior to Closing, Buyer shall execute and deliver to Seller the Builder's Receipt and Consent attached as Exhibit M-1 hereto.

**9.6 Issaquah Highlands Governing Documents; Architectural Review Fees.** The Property is subject to the Development Agreement, Declaration, Association Documents, plat conditions for the Property, and other documents governing the Property, all terms of which are incorporated herein by this reference. Buyer agrees to abide by all documents relating to the Property as set forth in the Issaquah Highlands Summary Notice of Governing Documents and Development Agreements recorded under Auditor's File Nos. Recording No. 20070413002076 for Lots 21 through 24, 26 through 28 and 30 through 40, and the Declaration of Retained and Assigned Rights Under Development Agreement and Conservation Easements under Auditor's File Nos. 20070413002076 for Lots 21 through 24, 26 through 28 and 30 through 40, all terms of which are incorporated herein by this reference. Seller is providing to Buyer herewith a copy of the Issaquah Highlands Owner's Manual, which is attached hereto as Exhibit O.

**9.6.1 Connected Community Network; Covenant for Community.** Master Developer through an affiliate (Community Fiber Network LLC, aka Highlands Fiber Network, "HFN") is installing a high-speed communications network in portions of Issaquah Highlands, and potentially all areas of Issaquah Highlands, to connect people at Issaquah Highlands to the internet ("Network"). The Network is described in the Covenant for Community for Issaquah Highlands [Amended and Restated], dated effective May 19, 2003, and recorded under King County Recording No. 20040204000499, as amended ("Community Covenant"). Details about service plans can be found at [www.highlandsfibernet.com](http://www.highlandsfibernet.com). The Network provisions of the Community Covenant (i.e. Chapter 6, Network System) will apply to the Property by a recorded supplement.

**9.6.2 Highlands Council.** The Highlands Council is a nonprofit organization formed to enhance the community and quality of life at Issaquah Highlands, as created by the Community Covenant. It may also own facilities such as the Network, a Village Hall and possibly future improvements. In addition to revenue from events, sponsorships and operation of the Network, the Council will receive a community enhancement fee from the resale of each home and from commercial and retail operations. The fee will be 0.25% of the sales price for residential properties. Proceeds will be used to sponsor and coordinate various community enhancement activities, such as community education (local school support), environmental programs, special interest group or clubs, affordable housing and the community web site.

**9.7 Fees; Utility Easements; Telecommunication Specifications.**

**9.7.1 Fees, Utility Purveyors and Others.** Seller shall pay the following fees set forth on the attached Exhibit F, Traffic Mitigation \$3,343, School Mitigation \$2,792, ARC plan review and staking fee \$8,200, Security Deposit \$5,000, Fiber Network \$250, New Account Fee \$24 ; said fees are payable to Master Developer or to the alternative parties set forth in Exhibit F. In addition Seller shall pay \$391 of Buyer's closing costs. Buyer shall pay all other fees on Exhibit F. Fees are *subject to change at any time* and Buyer shall be responsible for all fee increases where applicable. Buyer shall do its own due diligence with the City as City fees are typically revised on an annual basis; Seller shall have no obligation to pay any future difference between the fees paid by Buyer on Exhibit F at Closing and any change in said fees as of any future date prior to or following the Closing of the sale contemplated by this Agreement. Without limiting the foregoing, Buyer shall pay all connection and inspection fees, meter purchase, installation or other charges imposed by any utility purveyors in connection with the necessary connection or extension of water, sewer, storm, electricity, gas, cable television, telephone and Master Developer's specified utilities from the connection points to Property. Buyer is responsible for all utilities from the connection point to all areas within the Property, as provided in Exhibit D.