

VILLAGE ON THE NEW RULES AND REGULATIONS

Under Article VII of the bylaws, the Board of Directors can issue rules and regulations concerning the use of the common area, facilities located thereon, the personal conduct of the members and their guests, and the use of the lots.

Rule 2023-01 Road Impact Fees

RULE TEXT:

Pursuant to the covenants for each respective phase of Village on the New, each property owner must pay a road impact fee when due.¹ A road impact fee is required for new construction of the principal home and other construction that requires a building permit, an elevation change to existing construction, and any grading or footers.² The impact fee for new construction is \$1,500³ for new construction of the principal home and \$500 for other construction, or as such other amounts as may be approved by a majority vote of a quorum of members present in person or by proxy. The impact fee shall be due and payable at the time a building permit for the construction is issued.

EFFECTIVE DATE:

Building permits issued after [*date*] for construction on Village on the New lots.

EXPLANATION:

This rule was developed to summarize the existing road impact fee requirements that currently exist in various sources, including covenants for each of the respective phases and subsequent changes adopted by the property owners in annual meetings in 2011 and 2019.

¹ See Section 4.3(v) of Declaration of Covenants, Conditions and Restrictions for Village on the New III, Section 16 of Village on the New I Restrictive Covenants and Restrictions, and Section 16 of Village on the New II Restrictive Covenants and Restrictions.

² See minutes of owners annual meeting, May 14, 2011, at 2.

³ See minutes of owners annual meeting, May 4, 2019, at 2. In 2019, when the road impact fee was raised from \$500 to \$1,500, there is no indication in the record that the higher fee was intended to apply to improvements other than new home construction.