



SUNCADIA TUMBLE CREEK

2026 Design Fee Structure

Please make all checks payable to the designated accounts and submit them separately according to the fee schedule. Applications must be submitted in accordance with the specific project for which you are applying.

Design Review Fee:

The Design Review fee is due at the time the Preliminary Design package is submitted. Submissions will not be reviewed until this fee has been received. Please make check payable to SROA (Suncadia Residential Owners Association) or TCVA (Tumble Creek Village Association).

Damage & Compliance Deposit:

The Damage and Compliance Deposit is due at the Pre Construction meeting. Please make the check payable to SROA or TCVA. This must be received by our office *prior to any* site disturbance. The deposit will be returned after the final inspection has been completed and approved.

Solid Waste Management Fee:

The Solid Waste Management Fee is due at the Pre Construction meeting. Please make the check payable to Suncadia Community Council (SCC). Your contractor calculates the fee based on square footage of the home including covered decks and garages. This check must be received by our office *prior to any* site disturbance.

Compliance Monitoring Fee:

The Compliance Monitoring Fee is payable to SROA or TCVA.

Construction Sign

The Construction Sign fee is due at least two weeks prior to any construction activity. Please make the check payable to SCC.

Address Marker Fee:

The Address Marker and/or Reflective Plaque is to be ordered and the Construction Sign removed prior to the return of the Damage and Compliance Deposit. Please make the check payable to SCC.

New Construction: Initial Review includes a Preliminary, Final, and 1 additional committee review. Any further reviews require an additional fee of \$500 per review. The application fee must be submitted before any reviews.

Design Review Fee (SROA or TCVA)	\$5,000
Damage & Compliance Deposit (SROA or TCVA)	\$20,000
Solid Waste Fee (SCC)	\$1.30 per Sq. Ft.
Compliance Monitoring Fee (SROA or TCVA)	\$700
Construction Sign Insert (SCC)	\$120
Address Marker (SCC)	\$375
Reflective Plaque Only (SCC)	\$40
Incomplete Submission (SROA or TCVA)	\$150



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Remodels/Additions > 600 SQ FT (after initial home Review/approval):

Design Review Fee (SROA or TCVA)	\$1,500
Damage & Compliance Deposit (SROA or TCVA)	\$5,000
Solid Waste Fee (SCC)	\$2.60 per Sq. Ft.
Compliance Monitoring Fee (SROA or TCVA)	\$375
Construction Sign Insert (SCC)	\$120

Remodels/Additions < 600 SQ FT (after initial home Review/approval):

Design Review Fee (SROA or TCVA)	\$500
Damage & Compliance Deposit (SROA or TCVA)	\$1,000
Solid Waste Fee (SCC)	\$2.60 per Sq. Ft.
Compliance Monitoring Fee (SROA or TCVA)	\$175
Construction Sign Insert (SCC)	\$120

Landscaping Alterations Minor:

Design Review Fee (SROA or TCVA)	\$250
Damage & Compliance Deposit (SROA or TCVA)	\$1,000

Landscaping Alterations Major:

Design Review Fee (SROA or TCVA)	\$500
Damage & Compliance Deposit (SROA or TCVA)	\$5,000

- Refer to Table 1 for a list of additional projects and their associated fees. Checks must be written to SROA (Suncadia/Nelson Preserve) or TCVA (Tumble Creek) based on property address. Please note that other fees may still apply depending on the specific project, even if they are not explicitly listed in the table.
- Minor reviews will be handled internally by staff. Major reviews will be forwarded to the Design Review Committee. Staff will make the determination on whether a review must be escalated to the Committee.

Table 1: Project & Review Type

Project Type (Category)	Review Fee
DRIVEWAYS	
Driveway Repaving/seal coating	No Fee
Driveway Alteration	\$150
WALKWAYS	
Adding or Altering	\$150
SIDING & TRIM	
Minor Siding Changes or Re-siding with Same Siding & Trim	\$50
Major Siding Changes or Re-siding with Different Siding and/or Trim	\$250
DOORS	
Minor Changes to approved doors, Installation, or Replacement of Doors or Screens	\$50
Major Changes to approved doors, Installation, or Replacement of Doors or Screens	\$150
GARAGE & GARAGE DOORS	
Minor Garage Door Change or Garage Door Replacement with Exact Same Door	\$50
Major Garage Door Change or Garage Door Replacement other than Same Door	\$150
WINDOWS	
Minor Window change or Window Replacement Same Color, Material, Location	\$50
Major Window changes or Window Replacement Different Color, Material, Location	\$150
SOLAR PANELS & SKYLIGHTS	
Solar Panel Installation or replacement	No Fee
New Skylight Installation	\$150

Project Type (Category)	Review Fee
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EXTERIOR COLORS & MATERIAL CHANGES	
Color Board/Mock Up Change from prior approved colors & materials	\$150
Re-Stain Same Color	No Fee
Re-Stain with New Color	\$150
Additional Site Visits for Mock Up or Re-Stain	\$150

ROOFS	
Roofing Changes of material or design layout	\$150

GUTTERS & DOWNSPOUTS	\$150
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EXTERIOR EXPOSED METAL ADDITION	\$150
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MASONRY	
Masonry Addition	\$150
Masonry Alteration	\$50

HOT TUBS, SCREEN WALLS & FENCING	
Privacy Screen	\$150
Hot Tub – Minor	\$50
Hot Tub - Major	\$150
Dog Runs	\$150

DECKS & PATIOS	
Deck/Patio Modification/Alteration	\$150
New Deck/Patio	\$250

POOLS & MECHANICAL ROOM	\$250
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AFFIXED OUTDOOR RECREATION EQUIPMENT	
Replacement or Modification	\$50
Add Play Structure, Basketball Hoop, Horse- shoe Pit, Bocce, etc. (Some may only apply to Tumble Creek)	\$150

Project Type (Category)	Review Fee
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RAILINGS	
Railing Replacement/Modification	\$50
Railing Addition	\$150

LIGHTING	
Replacement Lighting	\$100
Lighting Not Part of Structure Remodel or Addition, including Driveway and Walkway Lighting	\$150

FLAG POLES	
Ground Mounted Flag Poles	\$150

HEAT PUMPS & A/C	
Heat Pump, Air Conditioner, Mini Splits, or Similar Mechanical Equipment	\$150

PERMANENT OUTDOOR FIREPLACES/FIREPIT	
Outdoor Fireplace/Firepit Addition	\$150

AWNINGS & EXTERNALLY AFFIXED MATERIALS	
Sun Shade or Retractable Awning	\$150

OUTDOOR KITCHENS	
Addition or Modification	\$150