

Covenant Comparable Expense Chart

April 23, 2026

Commercial Improvements		
	Current Expense	Proposed Expense
Major Improvement Greater than 2,000 SF	\$0.50/per SF	\$0.50/per SF
Minor Improvement (minimum Charge \$150.00)	\$0.50/per SF	\$0.50/per SF
Improvements w/o SF (renovation, fence, canopy, equipment)	\$0	\$125
Cell Tower		
New Tower	\$0	\$1,000
Co-location (adding antennae to existing)	\$0	\$800
Small Cell Nodes (5 nodes)	\$0	\$500
Each additional node	\$0	\$250
Equipment Upgrades	\$0	\$100
Signs		
Building Sign (per sign)	\$0	\$250
Monument Sign New (per sign)	\$250	\$250
Tenant Sign Panel on existing Monument Sign	\$125	\$125
Subsets (Blade, Directional, Vinyl Graphics)	\$80	\$80
Temporary Sign (Now Open, Coming Soon, Land Use)	\$80	\$80
Other (Staging and Storage, Charging Stations, etc.)	\$0	\$80
Lighting		
Overall Site	\$0	\$300
Minor Upgrades	\$0	\$100
HVAC/Generator	\$0	\$250
Parking Lot Modifications (restriping, reconfiguring, adding)	\$0	\$150
Tree Removal/Reforestation with Landscape Plans		
1 to 4 Tree Removals		\$150
5 to 10 Tree Removals		\$250
11 or more Tree Removals		\$400
Residential Improvements		
New Home Construction	\$0.50/per SF	\$0.50/per SF
Concept / Minor / 300 SF or less	\$100	\$100
Concept / Major / Greater than 300 SF	\$200	\$200
Home/Garage Remodel (minimum charge \$150.00)	\$0.50/per SF	\$0.50/per SF
Home Demolitions	\$450	\$450
Pool and Partial Demolitions	\$0	\$100
Attached Structure	\$150	\$200
Patio Cover/Outdoor Living Area	\$150	\$150
Pools and Spas	\$450	\$450
Summer Kitchen/Firepit	\$150	\$150
Fences /Pool Barrier	\$150	\$150
Detached Structures	\$150	\$150
Detached Building	\$100	\$100
Short term rental application	\$500	\$500
Business in Home	\$275	\$500
Sport court/batting cages / and related lighting	\$150	\$150
Generator	\$150	\$150
Solar	\$150	\$150
All Improvements Without Application/Permit		
DSC Variance / Rehearing Request	\$300	\$500
All EXISTING improvements on the expense schedule w/o permit*	\$0	Double the Improvement Expense
All EXISTING improvements not listed on the expense schedule*	\$0	\$200
Tree Removals without approval (per tree)	\$0	\$150
All Applications where a Cease and Desist/Stop Work Order Occurred	\$0	\$500
Requests to Amend the Initial Land Use Designation	\$0	\$1,000
Filing with County (Harris/Montgomery)	\$15 / per page	\$15 / per page

*Expense is required for each improvement type