

ERIC BRANDT ARCHITECT

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January 16, 2009

Thunder Mountain Ranch Property Owners Association
P.O. Box 10535
Sedona, AZ 86339

To the Board,

Thank you for the opportunity to assist the Board in the Architectural Design Review services for Thunder Mountain Ranch. This letter shall outline our agreement and shall serve as our contract

Qualifications

1. Design Review will be provided by a team comprised of myself, Eric Brandt and Michael Meldrum, also a Registered Architect of Sedona. In the event of Eric Brandt having a conflict of interest and prohibiting a review, Michael Meldrum, of Meldrum Architecture, will then handle that review. Michael Meldrum will provide a separate contract for his services; his fees are to be the same as presented below.
2. Design Review Experience
 - a. Eric Brandt
 - i. Member of Town of Telluride, Colorado Historic and Architectural Review Commission (HARC), 1987-1992. Chairman, 1991-1992
 - ii. Provided Design review for Jordan Park, Sedona approximately 2002 – 2006
 - iii. Provided Design review for Cross Creek Ranch, Sedona approximately 2005
 - iv. Currently Providing Design review for CR Ranch, Sedona beginning 2007
 - b. Michael Meldrum
 - i. Currently Providing Architectural Design Review for Back o Beyond and Jordan Park Subdivisions in Sedona.

Architect's Scope of Services

1. Design review will be based on the CCR's and Design Guidelines as recorded for Thunder Mountain Ranch. Design review will also be based on conventional architectural wisdom, guidelines and practices as followed in similar-caliber, Sedona subdivisions that are environmentally aware.

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2. Individual projects will have the following services
 - a. Pre-design conference (or site meeting) as may be needed.
 - b. Review Preliminary Submittal Plans for the project and provide a written summary of the proposed project's conformance. Attend meetings with the Board, or with the Board and applicant for review, on an as-needed basis.
 - c. Review Final Submittal Plans for the project and provide a written summary of the proposed project's conformance. Attend meetings with the Board, or with the Board and applicant for review, on an as-needed basis.
 - d. Conduct Site inspections at excavation completion and at framing completion. Conduct a site inspection at Final Inspection. Provide written summaries.

Architect's Compensation:

For each project that design review is requested, the following fees shall be paid with the Design Submittal application:

Pre-design Conference	\$200
New Home	\$1750 for the first 18 months of construction \$500 for every additional 6 months construction
Alterations, Additions and Landscaping	
Less than 33% of footprint of existing structure	\$500
33% or more of footprint of existing structure	Same as for New Home

Either Thunder Mountain Ranch Property Owners Association or Eric Brandt Architect may terminate this agreement with 14 days written notice to the other party. In such event, Thunder Mountain Ranch Owners Association shall pay Eric Brandt Architect for all work previously authorized and performed prior to effective date of termination. Otherwise, this agreement shall remain in effect until Dec. 31, 2010.

Eric Brandt
Eric Brandt Architect

Date

If you are in accordance with this agreement, please sign both originals and return one to my office. Thank you!

Thunder Mountain Ranch Property Owners Association

Date