

ACC Design Guidelines

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Georgian Highlands



Architectural Control Committee

Design Guidelines

(Also referred to as ADG)

www.georgianhighlands.org

Approved by the Highlands at Clear Creek
HOA Board on May 01, 2018.

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Purpose

The Georgian Highlands community is an architecturally-controlled community located in a pristine hardwood forest and governed by the Covenants, Bylaws and Architectural Control Committee (ACC) Guidelines of the Highlands at Clear Creek Homeowners Association, Inc. herein referred to as the “Association”, “HCC HOA”, or “HOA”. The goals of this document are to ensure that homes located within the community impact this natural environment as little as possible and are compatible with the theme of the community.

Introduction

This document is designed to protect and enhance property values in The Georgian Highlands. These guidelines are designed to ensure we utilize the land in the appropriate way and stay in compliance with the Covenants. The ACC is available to guide and assist you through the process and appreciates your understanding and co-operation in the matter.

This document is applicable to owners, builders, and subcontractors. It addresses the requirements for approval to begin construction of a new home or to make significant exterior changes to an existing home/lot such as changes in paint color, new roof, new windows, landscaping, additions, etc. It describes the requirements for buildings within the community and the ACC inspections required during construction.

The ACC may, at the discretion of the HCC HOA Board of Directors, from time to time establish, abolish, or amend standards to govern the development of lots and construction of improvements. Any such changes to the standards shall not apply to plans or specifications previously approved by the ACC or require modifications to or removal of structures previously approved by the ACC.

The latest Association approved version of this document is available to owners, builders and developers on the Georgian Highlands website identified on the cover of this document.

Review and approval of any application to build a home or modify an existing home, and approvals of subsequent inspections performed during construction are made on the basis of aesthetic considerations only, and neither the Association, the Board of Directors, the ACC nor any persons employed to assist the ACC to perform its reviews and inspections shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modification, or for ensuring compliance with building codes and other governmental requirements. Neither the Association, the Board of Directors, the ACC, any persons employed to assist the ACC to perform its reviews and inspections nor any member of any of the foregoing shall be held liable for any injury, damage or loss arising out of the manner or quality of approved construction or modification on any lot.

This document was developed in accordance with the “Restated and Amended Declaration of Protective Covenants for the Highlands at Clear Creek. It was developed by the Architectural Control Committee (ACC) and approved by the HCC Homeowners Association (HOA) Board and is applicable to all new or

improvement construction, exterior changes to existing homes and all landscaping activity within the Community.

Related Documents

The following Appendices provide additional information necessary for the successful completion of the construction process. These Appendices are maintained in separate version-controlled documents from the main body of the ACC Guidelines and are also available on the Georgian Highlands website.

- Appendix “A”- Builder Approval Application
- Appendix “B”- Example Site Plan
- Appendix “C”- Owner’s Letter of Credit
- Appendix “D”- ACC Landscaping and General Appearance Guidelines
- Appendix “E”- Inspection Checklists
- Appendix “F”- Landscaping Tree and Plant List
- Appendix “G”- Owner Construction Agreement
- Appendix “H”- Builder Construction Agreement

Additions and Changes to Existing Homes

All additions and changes to the exterior of existing homes or outbuildings and their surroundings must be approved by the ACC. This includes replacement of exterior materials such as roofs, siding, windows, and paint/stain. Also included are changes to landscaping and driveways, removal of trees, additions of structures, etc. This document is applicable to these changes in whole or in part. Contact the ACC to determine the applicability of this document to your specific needs before beginning any projects of this nature.

The ACC may require certain construction fees/security deposits prior to commencing work based on the scope of the work submitted for review and approval.

Variances

The ACC, with HCC HOA Board approval, may authorize variances from compliance with any of its guidelines and procedures. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. No decision by the ACC or HCC HOA Board shall constitute a binding precedent with respect to subsequent decisions of the ACC or HCC HOA Board.

General Guidelines for Property Owners

Property owners should read and understand the guidelines contained in this section prior to starting the planning/building process. Any questions should be referred to the ACC for clarification.

1. Preservation of natural features on the lot is of prime importance. Streams, rocky outcrops, trees & native flowers need to be identified and adequate protective measures clearly established.
 - a. Damming or altering the course and/or flow of streams is prohibited.
2. No deciduous or evergreen trees, flowering trees or shrubs may be removed without written permission of the ACC with the following exceptions as outlined in the Covenants:
 - a. trees measuring six (6) inches or less in diameter at a point two (2) feet above the ground.
 - b. trees less than eight (8) feet in height
 - c. trees that are diseased or dead
 - d. trees needing to be removed to promote the growth of other trees or for safety reasons.
 - e. trees located within twenty-five (25) feet of the approved home site or within ten (10) feet from driveways, walkways, and septic fields.
3. Tree removal and damage must be kept to a minimum. All trees to be removed or cleared for construction must be first marked and approved prior to removal. No barriers or other materials are to be nailed to trees.
 - a. Marking of trees can be completed in several ways (ex: ribbon, paint).
 - b. Removing or pruning of trees to enhance the views (Vista Pruning) shall be done only after the construction of the home is complete and in the right season with approval of a representative of the ACC.
4. Trees approved to be removed during construction clearing shall not be stored on the lot and need to be removed within a week of clearing & removal.
 - a. Approval must be obtained for any fallen timber to remain for a said period, if the intent is to use it for firewood in the home.
5. During construction, protection of the forest floor is required.
 - a. Avoid damage by construction equipment, material storage, and chemical or cement rinsing.
 - b. Vehicles must be parked in approved areas to minimize tree damage.
 - c. Changing water flow pattern, soil compacting, crushing roots/root collars is not permitted.
6. Owners are to submit an erosion control plan by a qualified engineer which addresses erosion control during construction (silt fences, etc.) and those that remain on the

- property permanently (retaining walls, landscaping, mulch, etc.).
- a. Silt fences and other construction phase erosion control measures must be installed prior to any major disturbance of the forest floor and remain in place until the forest floor has been stabilized and inspected.
 - b. Written permission is required from the ACC for the removal and termination of the construction phase erosion control measures.
7. Owners are to submit a site plan survey performed by a professional surveyor showing contour (topography) of the lot, geographic locations of property corners, and locations of all structures, driveways and parking areas, walkways, well and water lines, septic system and lines, propane tank(s) and lines, and electrical box and lines. (See Appendix “B” for example and contact the ACC for further details.)
 8. Owners are to submit a full set of professionally prepared house plans drawn to a scale of ¼ inch to 1 foot or ½ inch to 1 foot.
 - a. Plans must include a description of all exterior materials, colors and/or finishes.
 - b. Exterior colors must blend into the natural environment.
 - c. Owners are recommended to retain the services of a registered architect, civil engineer and building inspector.
 9. It is the owner’s responsibility to ensure that the Builder, the erosion control plan, the site plan, and the house plans are approved before any construction begins. The information required to obtain these approvals must be submitted to the ACC at least forty-five (45) days before the planned commencement of construction. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with this document unless a variance has been granted in writing by the ACC and the HCC HOA Board.
 10. Owners are to submit a landscaping plan which addresses at a minimum; foundation landscaping, landscaping at the driveway entrance and landscaping necessary for erosion control.
 - a. The use of non-native invasive plants is prohibited. Additional information on landscaping and maintaining the general appearance of your home is provided in the “Georgian Highlands ACC Landscaping and General Appearance Guidelines- See Appendix F”.
 - b. It is the owner’s responsibility to ensure that the landscaping plan is approved before any landscaping occurs. The landscaping plan must be submitted to the ACC at least sixty (60) days prior to the completion of the home. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the landscaping requirements unless a variance has been granted in writing by the ACC and the HCC HOA Board.

- c. If full implementation of the landscaping plan is impacted by the weather or the season, a variance for all or part of the plan may be obtained from the ACC. However, it is essential that erosion control measures be always maintained.
11. Owners are strongly encouraged to have the well drilled before any construction begins on the dwelling. In the event the initial well proves to be insufficiently productive, alternative locations will need to be considered which may affect the location of the dwelling.
12. Owners are responsible for any damage to any street, curbing or utility resulting from construction. In the event of damage, repairs must be made by the owner within ten (10) days of receiving notice from the HCC HOA Board of such damage.
13. Owners must submit a letter of credit from an FDIC member financial institution in the amount of 10% of the value of the completed home or exterior renovation. See examples and additional details in Appendix “C”.
 - a. This security deposit enables the Association to use the money to complete the exterior of the home and to ensure that the driveway, property, and landscaping appear presentable from the street and surrounding lots in the event that the builder does not do so in a reasonable amount of time.
 - b. The value of the completed home may be established by a certified appraiser or maybe an amount agreed upon by the ACC and the owners.
14. Owners must provide funds for the determined and communicated sum to compensate the Association for general wear and tear on the development infrastructure caused by movement of construction equipment and supplies (also referred to as Road Impact Fee **(Note: These fees are non-refundable. See Appendix “G” for more details or contact the ACC to determine the current fees for these items.)**)
15. Owners must provide funds for the determined and communicated sum to ensure that all necessary features required to implement erosion control have been implemented. **(Note: This deposit is refundable. See Appendix “G” or contact the ACC to determine the current deposit for this item.)**

ACC Approval to Build

- To gain permission to build, the owner must obtain approval from the ACC of the following items:
 - Builder/General Contractor
 - Site Plan
 - Erosions Control Plan
 - Architectural Drawings
- In addition, all deposits and fees required of the Owner and the Builder must be received by the Treasurer of the HCC HOA Board and copies of the applicable government permits and approvals must be submitted to the ACC.
- The landscaping plan is required but may be submitted later. However, it must be submitted at least sixty (60) days prior to completion of the home.
- The approval to build process is provided in greater detail in the following section. Although the process is provided in a step-by-step manner, steps 2 through 5 should be worked simultaneously.

The Building Approval Process

STEP 1: Initiate Process

- Review all current HCC HOA Declaration of Covenants and ACC Design guidelines and familiarize yourself with the details.
- Contact the ACC to inform them of your intent to begin building and establish an initial meeting time and date to:
 - Ensure that you have access to the latest copies of the governing documents.
 - Flesh out the details of the process.
 - Determine the applicable deposits and fees.
 - Receive clarification to questions you may have as it relates to this process.

STEP 2: Obtain Builder Approval

- Builders engaged by owners to build or modify the exterior of homes in the Georgian Highlands must be approved by the ACC.
 - This approval must be repeated for each home and/or outbuilding constructed or modified by the builder as the builder's ability to satisfy the criteria for approval may have changed.
 - It is the owner's responsibility to ensure that the builder is approved before any construction begins.
- Before signing any agreement or contract with a builder or general contractor, the homeowner must submit all applicable information forms and receive written builder approval from the ACC.

- To obtain approval, the builder must complete the Builder Approval Application – Appendix “A” and Builder Construction Agreement- Appendix “H” and return them to the ACC along with the required documents identified in the application.
- The Builder must provide documented proof of the minimum levels of insurance as specified by the ACC.
- The application will be reviewed by the ACC, and the Owner and Builder will be advised of approval or reason for rejection.
- A copy of the Rules and Regulations for Builders must be reviewed and accepted by the homeowner and the approved Builder. (See ACC Design Guidelines section on Rules and Regulations for Builders, Sub-contractors, Suppliers and Service Personnel).
- The builder is required to provide funds for the disclosed amount as a deposit to the HOA as a deposit for compliance with the rules and regulations set forth in the covenants and guidelines. The amount will be refunded when the builder has completed construction/modification of the home. If, due to any violation by the builder, the HOA draws on the amount, the builder will have to restore the amount back to the specified sum within one (1) week. If the amount is not restored to the original sum, approval to continue work will be forfeited. The builder and the owner will be required to reobtain approval from the ACC before continuing any construction. (See Appendices “G” and “H” for Fee structure details).

STEP 3: Obtain Site Plan Approval

- A site plan must be submitted to the ACC for review and approval prior to beginning any work. (See Appendix “B” for an example of a site plan.)
- The site plan must be provided on a survey plat performed by a professional surveyor showing contour of the lot and location of the lot corners.
- The site plan must be sufficient in size that it is easily readable.
- Submit two (2) hardcopies and one (1) softcopy of the site plan containing the following:
 - Location of the foundations of the house and any outbuildings with reference points
 - Location of native trees and plants (To the extent possible located buildings and hardscape so that native trees and plants are not removed or disturbed during construction.)
 - Location of any retaining walls with reference points
 - Location of driveways and sidewalks
 - Location of parking and staging areas (Sufficient off-street parking for construction vehicles and storage for building materials must be provided during the construction phase.)
 - Location of well and underground water lines

- Location of any propane tank(s) and the associated underground gas lines (Located tank(s) so that suppliers are not required to disturb the forest floor to fill or service.)
- Provisions for concealment of propane tank(s) from street and surrounding lots
- Location of septic tank and drainage field
- Location of underground power lines
- Any new contoured areas showing provisions for controlled water runoff of finished site.
- Distances from property boundaries and streams (Ensure that the locations of the house and outbuildings are suitable for the lot and are at least 50 feet from any stream and the boundary lines.)
- Location of portable toilets to be used during construction (Portable toilets must be located so that they are not visible from the street and surrounding lots.)
- Parking pad and garage slab elevations
- Driveway grade (Driveway grade cannot exceed 25% or must be reviewed and approved by the ACC.)
- Location of any electronic fencing (Other types of fencing are not allowed unless approved in writing by the ACC.)
- Location of any inground swimming pools (Above ground swimming pools are not allowed.)
- Material used for driveways, parking areas and sidewalks (Gravel may be used. If paved, black top asphalt or concrete stained an approved earth tone are allowed.)
- Location of playground equipment, clotheslines, swimming pools, woodpiles and related equipment or other similar items (These items must be located or screened so as to be concealed from view from the street and adjacent lots.)

STEP 4: Obtain Approval of Erosion Control Plan

- An erosion control plan prepared by a qualified engineer reviewed by the County and be submitted to the ACC for approval.
- The erosion control plan must be provided on a survey plat performed by a professional surveyor showing contour of the lot and location of the lot corners.
- The erosion control plan must be sufficient in size that it is easily readable.
- Submit two (2) hardcopies and one (1) softcopy of the erosion control plan containing the following:
 - Erosion control measures required during construction (silt fences, etc.)
 - Erosion control measures that remain on the property permanently (retaining walls, plants, grass, mulch, etc.)

STEP 5: Obtain Approval of Architectural Drawings

- Architectural drawings of the house and any outbuildings must be submitted to the ACC showing accurate dimensions at a scale of ¼ inch to 1 foot or 1/8 inch to 1 foot.
- The architectural drawings must be sufficient in size that they are easily readable.
- Submit two (2) hardcopies and one (1) softcopy of the architectural drawings containing the following:
 - Square footage at each level, the garage, basement, and other areas (The house must contain at least 2000 sq. ft. of heated and/or cooled space excluding the garage for phases 1, 2 and 3. It must contain at least 2000 sq. ft. of heated and/or cooled space on the main level excluding garages for phase 4.)
 - Square footage under HVAC and not under HVAC on all levels
 - Floor plans for all levels
 - Elevations for all sides showing floor to floor heights and roof pitch (The house must be appropriate for the lot and the community.)
 - Exterior materials, finishes and colors including roof.
 - Exposed exterior surface of the dwelling may not contain exposed concrete, concrete block, or cinder block except for the slab construction.
 - Exterior surface except for the slab construction may be covered in stucco, stone, brick, or siding.
 - The exterior of the building may not be completely covered in stucco.
 - The exterior materials and colors must blend with the natural surroundings.
 - Exterior architectural elements
 - Any special foundation features and any construction outside of the ground floor footprint

STEP 6: Submit Government Permits and Approvals

- Obtain the required permits and approvals (the County Building Permit, the County Septic Approval, and any other permits or approvals required by any government agency) and provide one (1) copy of each to the ACC.
- This step should only be implemented following approval of the Builder, the site plan, erosion control plan, and the architectural drawings.

STEP 7: Submit Owner Letter of Credit or Performance Bond, Fees, and Deposits

- Provide one (1) copy of the owner's letter of credit or Performance Bond. (See example and details in Appendix "C".)
- Provide funds to the HOA Treasurer for all required fees and deposits.
- This step should only be implemented following approval of the Builder, the site plan, erosion control plan, and the architectural drawings.

STEP 8: Obtain Approval of Landscaping Plan

- The landscaping plan must address at a minimum landscaping of the driveway entry, foundation planting and permanent erosion control. (See example in Appendix “D”.)
- Reference the Georgian Highlands Landscaping and General Appearance Guidelines – Appendix “F”.
- The landscaping plan must be sufficient in size that it is easily readable.
- Submit one copy of the landscaping plan containing the following:
 - Any constructed landscape elements
 - Elements necessary for permanent erosion control
 - A list of all the new trees and plants to be added to the site.
 - Trees, shrubs, and plants are either native to the area or are non-invasive.
- Landscaping is appropriate for the lot and the community.
- Landscaping attempts to restore the look and feel of the lot to its natural state.
- Landscaping utilizes screening plants to ensure the dwelling and any outbuildings are minimally visible from the street.
- Landscaping materials are resistant to deer and other animals.
- Any waterfalls and streams added to the landscape are aesthetically appealing, mimic nature and are not immediately visible from the street.

ACC Construction Inspection Overview

- It is the owner’s responsibility to notify the ACC at least three (3) days prior to the *anticipated* date of an inspection and to keep the ACC informed as to readiness for the inspection as the anticipated date grows closer.
- It is the Owner’s responsibility to ensure that the project is ready for each inspection. The Owner may be assessed subsequent charges for each inspection trip when additional inspections are required due to insufficiencies.
- Owners, builders and/or their representatives may be on-site during an inspection but may not accompany the inspection team during the performance of an inspection.
- The first inspection is performed before any work has been performed on the site and verifies that all lot lines and corners have been staked; that all buildings, walkways, driveways, and utilities have been marked as indicated on the approved plans; that construction phase erosion control measures are in place; and that trees to be removed have been marked.
- The second inspection is performed after the driveway and parking areas have been graded and the building foundation has been dug and formed but before the building foundation is installed. This inspection confirms that tree removal debris has been

cleared from the lot, that sufficient gravel has been installed on the driveways and parking areas to prevent erosion (except for those areas near the foundation), that other construction phase erosion control measures are in place, and that the foundation has been dug in accordance with the approved plans.

- The third inspection is performed after the foundation has been backfilled and confirms that driveways and parking areas have been properly extended to the building foundation.
- The fourth inspection is performed following completion of the exterior of the home and confirms that all utilities are in place and that the house and surrounding property look finished from the street and surrounding lots. This includes at a minimum installation of the permanent erosion control measures identified in the approved landscaping plan.

The Construction Process

Inspection 1: Site Layout

- Staked lot corners as verified by a certified surveyor.
- Stake or flag any boundaries downhill or within 100 feet of proposed construction as verified by a certified surveyor.
- Stake location of house footprint
- Mark location of driveways, parking areas and sidewalks
- Mark location of septic tank and field lines as approved by the county.
- Mark location of propane tank(s) and lines
- Mark location of well and underground water lines
- Mark location of underground power lines
- Install silt fences and other measures as approved by the county for construction phase erosion control.
- Mark location of any retaining walls or other permanent erosion control measures
- Mark trees the owner wishes to remove except for the following which may be removed without ACC permission:
 - trees measuring six (6) inches or less in diameter at a point two (2) feet above the ground.
 - pine trees and laurel
 - trees less than eight (8) feet in height
 - trees that are diseased or dead
 - trees needing to be removed to promote the growth of other trees or for safety reasons.
 - trees located within twenty-five (25) feet and not to exceed fifty (50) feet of the approved home site or within ten (10) feet from driveways, walkways, and septic fields.

Inspection 2: Site Preparation

- Foundations and footings dug and formed (but not poured) in accordance with approved plans.
- The septic system was installed in accordance with approved plans.
- Well dug and installed in accordance with approved plans (Installation of the well is strongly recommended at this stage, but a delayed installation will not incur inspection failure.)
- No construction vehicles and equipment and/or portable toilets located on the roadway.
- Driveway and parking areas used for construction equipment, trucks, trailers and materials have been installed in accordance with approved plans (A base of gravel or rock has been installed except for those areas around the foundation of the house.)
- All trees that have been cut down and stumps that have been dug up are removed from the site except for logs being saved for firewood.
- Logs being saved for firewood are stacked neatly on the property.
- Food scraps and food trash are being removed daily (Intentional or unintentional feeding of the bears is strictly prohibiting. This practice can be dangerous for both humans and bears.)
- Construction scrap or waste is being removed daily or stored in dumpster or trailer for weekly removal (Longer term removal may be approved if all scrap is properly stored in dumpster or trailer.)

Inspection 3: Foundation Complete

- Foundation has been installed in accordance with the approved plans.
- Foundation has been backfilled and area around house has been graded.
- Excess dirt has been removed from the property.
- The base of gravel or rock has been extended to the foundation of the house in accordance with approved plans.
- Driveway and parking areas base of gravel or rock is still maintained.
- Food scraps and food trash are being removed daily.
- Construction scrap or waste is being removed in accordance with the approved plan.

Inspection 4: Exterior of Home Complete

- Driveway, walkways, and parking areas completed in accordance with approved plans.
- All exterior surfaces of dwelling and exterior features (such as a pool) completed in accordance with approved plans.
- Retaining walls finished in accordance with approved plans.

- Landscaping installed in accordance with approved plans.
- Erosion control measures necessary during construction removed.
- All construction material and debris and brush piles were removed from property.
- Exterior installation of all utilities (water, electric, gas, and septic) completed in accordance with approved plans.

See Detailed Inspection Checklists in Appendix “E”.

Rules and Regulations for Builders, Subcontractors, Suppliers and Service Personnel

It is the responsibility of builders to ensure that all subcontractors, suppliers and service personnel are cognizant of the following rules and regulations and are fully compliant with them.

1. Builders are responsible for compliance with all established minimum standard building codes in the State of Georgia and the applicable county.
2. Septic tank approval by the county is required prior to the start of construction.
 - a. Final landscaping of septic area must be approved by the ACC.
3. Each home site must have a clearly defined construction access which must not encroach on protected sites features such as tree root zones, rock outcropping, and natural damage swales. Owners and Builders must take steps to stabilize this access prior to construction to control erosion. Builders should make a reasonable effort to control mud, dust and erosion. EPA requires runoff and erosion control features (i.e. silt fencing) to be maintained during the entire period of construction.
4. A base of gravel or rock must be installed prior to the start of construction and must be maintained throughout construction on all parking and staging areas for vehicles, construction equipment and materials.
5. Any excess dirt shall be removed and hauled away. No dirt shall be stored in the property or around trees.
6. Construction materials must not be stored where they are visible from the road.
7. During construction, protection of the forest floor is required.
 - a. Avoid damage to routing areas by construction equipment, material storage, and chemical or cement rinsing.
 - b. Vehicles must be parked on non-tree areas.
 - c. Changing water flow pattern, soil compacting, crushing roots/root collars is not permitted.

8. Trees cleared shall not be stored on a lot and need to be removed within a week of clearing.
9. All waste materials, paint, chemicals, and cement wash shall not be stored on the common property.
10. Builders are responsible for removal or repair of damage due to any spillage of debris, concrete or wood, stone or other material by their material suppliers or subcontractors.
11. All construction sites shall have a 4x 4 post with a 2 x 3 notice board to which all permits including termite treatment are posted.
 - a. No sign or advertising is permitted on the lot by builders/subcontractors.
12. Tree removal and damage must be kept to a minimum. All trees to be removed or cleared for construction must be first marked and approved prior to removal. No barriers or other materials are to be nailed to trees. UNDER NO CIRCUMSTANCES SHALL ANY TREE REMOVAL OR SITE CLEARING COMMENCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE COUNTY AND BY THE ACC UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ACC.
13. Builders and subcontractors are required to carry workers' compensation and liability insurance.
 - a. A certificate of insurance with the required limits of liability must be filed with ACC.
 - b. Builders are required to provide a list of all subcontractors with proof of workers' compensation and liability insurance for each.
 - c. Builders are required to maintain this list as changes occur throughout construction.
14. Builders and subcontractors are required to carry liability insurance on all vehicles entering the development and all drivers must be licensed.
 - a. Builders are required to submit to the ACC a list of all vehicles entering the property along with the owner's name, driver's license number, vehicle description, vehicle license number and vehicle insurance information.
 - b. Builders are required to maintain this list as changes occur throughout construction.
15. No vehicles shall be parked on the property after normal working hours unless they are not visible from the street.
16. Normal Construction Working Hours are 7am to 6pm weekdays (M-F), after which all contractors and their vehicles must leave the premises.
 - a. Unless specifically approved no work shall be conducted on weekends and outside normal working hours. If requested and approved, Saturday work

hours are 8am- 6pm. No work is permitted on Sundays or major holidays (New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day)

- b. Disturbance to current residents must be kept to a minimum. Playing of loud music by construction personnel is strictly prohibited. The use of radios or other audio equipment must not be audible beyond the property perimeter of any home site.
17. Builders are required to establish designated smoking areas and to ensure that appropriate disposal receptacles are provided (e.g., sand-filled pails).
 18. Each builder will be given a gate access code to share with subcontractors, suppliers and service personnel. Builder gate access codes are restricted to gates with no height limitations (i.e., not the south gate (Jasper Gate)).
 19. Builders and subcontractors are responsible for appropriate garbage disposal. **Food scrape and food trash must be removed from the property daily.**
 20. No building materials or devices may be stored on the lot for longer than the length of time reasonably necessary for the construction of the dwelling.
 21. Dwelling must be completed within one (1) year of the date of commencement of construction. Construction is deemed to be commenced upon the pouring of foundation footings.
 22. No trash or construction debris can be buried or dumped on any portion of the lot or the community. No burning is permitted during the construction period.
 23. The possession or discharge of any type of firearm by construction personnel anywhere on the property or development is prohibited. The Association hereby disclaims all liability from any harm and/or injury, personnel, economic or otherwise, that may occur due to a violation of this policy.
 24. Construction personnel shall adhere to posted speed limits. Speed limits are 20mph unless posted otherwise.
 25. Consumption of alcoholic beverages or use of controlled substance by any construction personnel on the Association properties is strictly prohibited. Anyone violating this regulation shall be immediately escorted off the Association property and barred from entry for a period of six months.
 26. A portable chemical toilet and construction dumpster is required to be on site prior to framing. Both shall be as far as possible from the street and neighboring residents and doors to the toilet shall be placed facing the lot interior. Builders are responsible for always providing adequate sanitary facilities for their construction workers on each home site. Portable toilets may not be shared between home sites and when

possible, not be visible from the roadway.

27. Concrete trucks may only washout in areas designated by the Owner/Builder within the boundaries of the lot. All concrete washout, from both trucks and portable mixers, must occur within the building envelope of the home site. Washout in road right-of-way, setbacks, natural areas or on adjacent properties is prohibited.
28. Only signs expressly approved by the ACC are permitted on any site.
29. Changing of oil or discharge or any petrochemical substance is not allowed. Vehicles that leak oil must not be brought onto Association property.
30. No pets may be brought onto the property by anyone other than the Owner. All pets must be properly contained within the home site.
31. The Owner and Builder will be held financially responsible for the cost of any damage, site restoration/revegetation or refuse/brush removal on all adjacent properties or roadway right-of-way resulting from the trespass or negligence by their employees or subcontracted agents.