

Homeowner and Contractor Responsibilities

Homeowner:

- Communicate these responsibilities with you General Contractor and or all Trades Contractors.
- Follow-up and ensure that all items listed are followed.
- If you are acting as your own general contractor the items below are your responsibility.

Contractor:

- Share this data with each of your sub-contractors.
- No staging of material in the roadways, adjacent lots or drainage culverts. Materials should be staged on the building site.
- No large signs shall be posted. Standard realtor size signs are approved and must be removed within 15 days of construction completion.
- Parking on the job site is desired. Road edges and culvert parking is not advised. Should you park on the road edges you will be responsible for any asphalt edge damage that occurs.
- Repair of damaged road surfaces is the responsibility of the homeowner/general contractor. Repairs to damaged roads must be inspected and accepted by the HOA representative
- Culvert gravel that is disturbed or damaged leaving exposed asphalt edges must be repaired.
- Should a water main or any piping system be damage during the construction process, it is your responsibility to make necessary repairs. All repairs will be done through the HOA watermaster.
- Trees and construction debris should not be left in the roadways or culverts. These should either prepared for burning on an acceptable portion of the homeowner's lot or hauled off. Burning is only permitted during certain times of the year.
- Temporary Power poles should be removed at the completion of construction.
- Culvert pipes are required when a driveway access crosses the culvert(s).
- Should fire risers/hydrants need to be moved to allow driveway access the cost for moving will be the responsibility of the homeowner.
- Rules of the road – The speed limit within the HOA is 25 mph or less. All contractors/homeowners are expected to comply with the speed limits and normal rules of the road. Failure to comply will result in the contractor being denied access to our road system. Should the violations continue, the HOA will impose a \$100 assessment against the homeowner. Continued violations will result in an additional \$100 assessment per violation. Failure to pay will result in an HOA lien against the property. All legal fees associated with applying and removing the lien will be the responsibility of the homeowner.

- Heavily loaded trucks that damage the road surface anywhere in the HOA road system is the responsibility of the contractor/homeowner. See “repair of road surfaces above”.

Homeowner Signature: _____ Date: _____

Board Member Signature: _____ Date: _____