

## The Plantation on Pelham

Dear Property Owner:

On behalf of all the property owners in The Plantation on Pelham, we welcome you to our neighborhood. We are the Architectural Committee (AC), appointed by the Board of the Homeowners Association to approve and monitor your building process.

The enclosed contains well-defined requirements and guidelines for construction within the Plantation. Please read them carefully before submitting your application and/or signing the enclosed agreement. We encourage you to accompany your contractor at presentations made to our Committee. If you have any questions or concerns, please bring them to our attention as soon as possible.

Best of luck to you and, again, welcome!

Sincerely,

Architectural Committee  
The Plantation on Pelham

# THE PLANTATION ON PELHAM

## Construction Information Packet

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# CONSTRUCTION GUIDELINES AND AGREEMENT

## For Owner and General Contractor/Builder

### SECTION I – PRECONSTRUCTION APPROVAL

Prior to the commencement of any construction, each Owner shall submit to the Architectural Committee, in duplicate, plans and drawings, in a one eighth (1/8) scale or larger, which shall contain, at a minimum:

- Front, rear and side elevations
- Floor plans showing major dimensions and openings
- Exterior building material to include color and type of material (vinyl, aluminum, cedar, etc.
- Exterior trim color
- Roofing material and color
- Other materials necessary to illustrate the character of the proposed construction
- Site plan
- A statement of the estimated completion dates of all construction and improvements.
- Proof of builder's hazard and liability insurance and workman's compensation.

These requirements also pertain to any alterations and/or additions to approved or existing structures.

The Architectural Committee shall have the right to refuse to approve any plans, specifications, and/or plot plans, taking into consideration the suitability of the proposed building or other improvements, the materials of which it is to be built, whether or not it is in harmony with the surroundings, and the effect it will have on other residences already constructed in the Subdivision.

In the event the Architectural Committee fails to approve or disapprove such plans within thirty (30) days after they have been submitted to it, such approval will be automatic.

When all of the above documents have been approved, the Construction Authorization Permit (CAP) will be issued. It must be signed by owner, licensed general contractor and two members of the Architectural Committee before construction may begin. All parties will be in receipt of a copy of the permit. An additional permit is required for any alterations or modifications from the original plans.

## SECTION II – CONSTRUCTION REQUIREMENTS

- City Building Permit
- Permit and contractor's name and phone numbers shall be visibly displayed on a post, not on a tree. Signs are not to be erected before Construction Authorization Permit is issued. No other signs, including subcontractor signs shall be displayed.
- A \$2000 Construction Compliance Bond must be posted with the Homeowners Association. Additional bond must be posted if fines have exceeded the \$2000 Construction Compliance Bond. The \$2000 Construction Compliance Bond will be returned in full at the end of construction provided that no fines are issued.
- The maximum hours allowed for construction personnel will be from 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 am to 5:00 p.m. on Saturday. No residential construction work will be performed on Sundays or national holidays.
- Loud music is prohibited at construction site.
- Job toilet is required for each construction site, located with the door facing away from the street and neighboring homes. Must be deodorized.
- Commercial dumpster must be on the construction site.
- Temporary utilities should be installed in a neat manner. The temporary power pole must be installed plumb and will not be allowed for the placement of signs. A temporary water hookup may be provided.
- The use of ANY property for access, parking or storage of any material, without the written permission of the adjacent owner, is prohibited.
- It is imperative that construction site be maintained daily in a clean and tidy manner. Building materials must be stored neatly.
- Fires are not permitted on construction sites under any circumstances.
- Construction must be completed within 9 months of commencement unless a variance is granted by the Architectural Committee.
- Once construction is commenced, the work on said construction must proceed at an orderly and timely pace, with no work stoppage in excess of fourteen (14) consecutive days, acts of God excepted.

### SECTION III – Post Construction Requirements

- Upon completion of construction and landscaping, all building debris must be removed from building site and the surrounding area. The construction site pole (where permits are posted), and temporary power poles must be removed.
- Mail box to be installed, see Article 10, Section 2 of the Declaration of Covenants.
- Pay the appropriate utility tap fees (if not already paid)
- Notify the Architectural Committee immediately when construction is completed (including landscaping), and clean up has occurred.
- Repair of any damage which occurred during construction to any private or common property must be completed.
- Architectural Committee will release the Construction Compliance Bond (less any fines) upon a satisfactory Final Inspection signed by two members of the Architectural Committee.

This document does not replace or override the Plantation on Pelham Declaration of Covenants, Conditions, and Restrictions.

IT IS IMPERATIVE THAT OWNER(S) AND GENERAL CONTRACTORS READ THE PLANTATION ON PELHAM DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

SECTION IV – Schedule of Fines

SCHEDULE OF FINES

Fines may be issued at the one-day fee with no warning. A reasonable time will be given for correction (considering the type of violation). The Architectural Committee will determine what is a reasonable time. If correction is not made, daily fines will be imposed. Unpaid fines will result in a lien being filed against the property.

No dumpster	\$250.00
Burning	\$250.00
Littered Site	\$250.00
No erosion control	\$500.00 + cost of correction
No temporary sanitation (job toilet)	\$250.00
Parking on adjacent property without written permission	\$250.00
Building materials or equipment on adjacent property without written permission	\$250.00
Loud Noise	\$250.00
Unauthorized removal or destruction of trees six (6) inches and larger in diameter – per tree	\$100.00 per inch
Any unrepaired damage	\$500.00 + cost of repair
Violation of 14-day stop work requirement	\$250.00
Work hour violation	\$250.00
9- month completion requirement	\$100/day (Sundays and holidays excepted)

ALL LEGAL EXPENSES INCURRED TO ENFORCE THE TERMS OF THIS AGREEMENT IN ITS ENTIRITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Please see attached Construction Authorization Permit, Final Inspection Form.

\_\_\_\_\_  
Builder/Contractor

\_\_\_\_\_  
The Plantation on Pelham

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date