

KINGS LAKE HOMEOWNERS ASSOCIATION, INC.

CONSTRUCTION STANDARDS

All exterior construction activity in the Kings Lake Homeowners Association must comply with the Covenants, Rules & Regulations, and Restrictions of the Kings Lake Homeowners Association, Inc. The following summary is provided for convenience:

PRECONSTRUCTION: After the Lot Owner has received ARC plan approval, the following requirements must be satisfied before site preparation, materials delivery or construction may commence.

Signs: General Contractor and Architect signs must be approved by the ARC. Signs must be no larger than four square feet and erected no closer than three feet to the road right of way. No sign may be attached to any tree. No subcontractor signs are permitted.

Deposit: With submittal of plans for approval the **Property Owner** shall indemnify the Association for damages to Association or neighboring lot property, during construction. The **Property Owner** is required to make a deposit of **\$300** as its bond in the event of damage caused by construction activity or non-completion of approved plans. Owner or Contractor liability may exceed this deposit.

Permit: ARC approval does not preclude any requirement for building permits from the County Building Department or other agencies.

Utilities: Location of all underground utilities should be obtained from the respective companies.

DURING CONSTRUCTION

Inspection: The ARC may inspect construction in progress to ensure compliance with approved plans, and, if appropriate, report permit or code violations to the County Building Inspector.

Burning: Fires are not permitted.

Trash Disposal: Owners and Contractors are responsible for control and removal of trash generated by construction activities. Care should be taken to prevent spillage in transit. A suitable trash dumpster is required to be placed 20 feet from the road. At the end of each workday, materials are to be stored neatly and trash placed in the dumpster. The sidewalk, curb and street in front of the construction site shall be kept free of dirt and debris. Contractors are responsible for repair of curb or sidewalk damage caused by trucks or other equipment.

Neighbors' Rights: All construction materials must be kept within the Owner's property lines. Use of adjoining properties for access or storage without written permission from the owners is prohibited.

Damage: Any damage to Kings Lake Homeowners Association property shall be charged to the Owner and/or General (or principal) Contractor. Damage includes, but is not limited to, injury to property from mechanical equipment, vehicles, petroleum products and general or subcontractor employees.

Working Hours:	Monday through Friday	8:00 a.m. to 5:00 p.m.
	Saturday	8:00 a.m. to Noon
	Sundays & Holidays	No work

Speed Limit: 25 miles per hour

Final Inspection: ARC inspection and final approval are required before the owner's deposit may be returned. All construction must be completed, trash and signs removed before inspection. The owner is responsible for notifying the ARC Administrator that the site is ready for inspection. Unauthorized changes from approved plans noted by the inspector must be corrected before a second inspection and final approval can be obtained.