

Ridgeview at Sweetwater Hills Homeowner's Association, Inc.

CONSTRUCTION REGULATIONS

Home builders shall maintain a high standard of site preparation, site development and site supervision. Builders and owners shall adhere to the following regulations:

1. **Residential Contractor Approval**: Any contractor must be approved by the Board of Directors prior to performing any work within Ridgeview. No person, firm or entity shall be approved as a contractor unless such person, firm or entity obtains his/her income primarily from residential construction or installation of the type which the contractor is to perform and is licensed at the intermediate or unlimited level by the State of North Carolina.
2. **Subcontractors**: It is the general contractor's obligation to ensure the proper licensing and liability insurance of all subcontractors. Licensing and insurance must be maintained for the duration of work on the project. No unlicensed or uninsured contractor or subcontractor is permitted to perform work in Ridgeview.
3. **Permit Time Limit**: All building permits approved by the Ridgeview HOA Board are time limited, generally expiring one year after the permit is issued. Note: this date of issuance is also considered to be the official start date of construction. Upon expiration, a new permit application is required, with corresponding fees. A maximum of four three-month extensions may be issued. If there is a ninety (90) day period of inactivity on the building site, the building permit will be voided and a new permit will need to be issued.
4. **Avoiding Damage**: All workers and construction vehicles entering the Ridgeview neighborhood must use caution in order to avoid damaging the entrance gates, the brick roadway or common areas. Construction vehicles must use caution to avoid tire tracks on adjacent homeowners' lots/yards and damage to streets or HOA common property. A partially refundable Road Impact Fee is assessed on all new home construction.
5. **Site Clean-up**: It is imperative that all construction sites be kept in a clean and orderly manner. Daily clean-up of the construction site is mandatory. Any soil, debris and trash

which find its way to the streets or culverts must be cleaned-up on a daily basis. Any gravel spillage on neighborhood streets must be immediately removed to avoid pitting the roads.

6. **Excavation/Grading:** Any and all material not to be reused shall be removed on a daily basis and shall not be placed on adjacent lots, common areas or roads. A preliminary grading plan may be required to be submitted with the house plans for review prior to start of construction, depending on the topography of the lot. The final grading of the lot will be reviewed with the contractor and the ARC on site, prior to final grading.
7. **Trash Disposal:** Building sites must have a commercial trash container which is emptied when full. All trash and debris must be placed in the container, situated on the lot as to not disrupt normal traffic flow.
8. **Boundaries:** The contractor shall respect the boundaries of the adjacent lots and common areas during construction. Trash, debris or materials may not be stored or placed on any adjacent property at any time. At no time shall anyone drive or park on any adjacent property without the prior written approval of the owner of that property.
9. **Burning/Burying:** Due to fire hazard and pollution, burning is not permitted. There can be no open burning of any brush, stumps, felled trees, leaves, building material of any nature, trash or other combustible materials. Burying of construction materials, tree stumps or materials of any nature is not permitted.
10. **Chemical Toilet:** A chemical toilet is to be supplied by the builder starting the first day of construction. Such toilet is to be placed in as obscure an area as possible. The chemical toilet must be maintained in a sanitary condition at all times.
11. **Dust, Noise & Odor:** Contractors and sub-contractors shall at all times make an effort to control dust, noise and odor emitted from any construction site. The contractor will be responsible for watering or screening dust problem areas as well as controlling noise and odors from the lot.
12. **Erosion Control:** During construction, a fail-safe barrier must be placed between adjacent lots to control any erosion or debris encroaching on the adjacent lots. Care must be taken to control soil runoff by proper grading and using hay bales or slope stabilization materials to

control runoff. The Site Development Plan shall include soil erosion control measures to properly retain all soils on the construction site.

13. **Drainage:** No owner or contractor is permitted to interfere with or redirect the intended flow of any drainage or runoff, nor construct any improvement, place any landscaping or allow the existence of any condition that will significantly alter the natural drainage pattern. Any construction activity which might or could interfere with the overall development drainage plan MUST be submitted to the RARC in advance and must be approved prior to any such activity or installation. In the event a realignment of the drainage plan is necessary and approved, all reconstruction must be done in a manner that will allow water to flow without damage to existing channels.
14. **Moving:** No building of any kind or structure or portion of any building or structure may be moved from any other place onto any of the Ridgeview lots or from one lot to another unless pre-approved for construction purposes.
15. **Job Signage:** A job sign may be installed on the lot. Builder advertising signage may not remain more than 20 days after the occupancy of a new home.
16. **Worker Conduct:** The general contractor/builder is responsible for the conduct of all workers performing services on Ridgeview property. Workers may not block neighboring driveways, and at no time may workers drive on or park on landscaped/sodded easements of occupied properties.
17. **Work Hours:** All contractors, subcontractors and hired labor will be allowed to perform work in Ridgeview during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday, and 8:30 a.m. to 4:00 p.m. on Saturdays.
18. **Quiet Hours:** Construction noise is not permitted during Ridgeview Quiet Hours: weekdays after 6:00 p.m.; Saturdays after 4:00 p.m.; all day Sunday; all National Holidays.
19. **Pets:** Any pets brought to the building site by any contractor or worker must be restrained and not allowed to roam free. Pets are not permitted to be off-leash on neighborhood streets.
20. **Final Inspection and Occupancy Requirements:** See *Architectural Guidelines* for specific requirements which must be met prior to occupancy of any new home.

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