



Construction Guidelines

Construction Rules

1) Applicability

These rules shall apply to all Property Owners and Builders and any reference herein to a Property Owner shall also apply to the Property Owner's builder and subcontractors. While at Heaven's Landing, all Property Owners shall abide by these rules and such other rules as the ARB may establish from time to time.

1) Construction Hours and Noise

All construction activities must be conducted and all deliveries must be made from 7:00 AM to 8:00 PM Monday through Friday and from 10:00 AM to 5:00 PM on Saturdays and Sundays; provided, however, no construction activities and no deliveries shall be made on July 4, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Any construction activities conducted or access to Heaven's Landing after these hours must be scheduled with the ARB twenty-four (24) hours in advance. No loud radios or distracting noises will be permitted during construction.

2) Rubbish and Debris

In order to maintain a neat and orderly appearance at all times throughout Heaven's Landing, the following rubbish and debris rules must be strictly followed:

- a) Domestic Refuse. At least one lidded trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins, etc. which exist at anytime on the home site or in the residence must be placed in this trash container. The trash container must be emptied regularly and its contents properly disposed of off the home site and outside Heaven's Landing.
- b) Interior Construction Debris. All parties are strongly encouraged to frequently clean up and remove rubbish and construction debris located within the walls of a residence.
- c) Exterior Construction Debris. With regard to all construction debris located on a home site outside the walls of a residence, the following rules will apply:
 - (i) By the end of each day on which work occurs on the home site, all lightweight, blowable construction debris such as roofing paper, insulation bags, foam sheathing, polyethylene, etc. must be placed in a steel dumpster unit provided by a refuse company and located on the home site.
 - (ii) By the end of the day each Friday, all non-blowable construction debris such as wood scraps, shingles, brick bands, drywall, bricks

and masonry blocks must be gathered and placed in the steel dumpster.

(iii) The steel dumpster must be emptied and the debris hauled away on an as-needed basis and before it is filled and overflowing.

d) No Burning or Burial. Burning or burial of construction debris or vegetation is prohibited.

3) Excess Natural Materials.

Excess plant matter, rock, topsoil and similar materials must be offered first to the Developer prior to their removal from Heaven's Landing. No such materials may be removed from Heaven's Landing without the prior approval of the Developer.

4) Silt Fences.

Silt fences and other devices for sedimentation control shall be installed where necessary or as directed by the ARB.

5) Materials Storage.

No construction materials, construction equipment or debris of any kind may be stored on any street, curb, sidewalk or area between streets and sidewalks, on any adjacent home sites or otherwise than in locations approved by the ARB.

6) Trailers.

No construction office trailers may be placed, erected or allowed to remain on any home site or in any other area of Heaven's Landing, except as approved in writing by the ARB.

7) Construction Access.

During the time a residence is under construction or other improvements are built, all construction access shall be confined to the approved driveway for the home site unless the ARB approves an alternative access way.

8) Gravel Drives.

Prior to the commencement of construction on any home site, the Property Owner or contractor shall provide at the approved driveway location a gravel drive with a minimum of five (5) inches of #5 crushed stone base from the paved street to the house under construction.

9) Parking.

All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any street within Heaven's Landing overnight. Construction vehicles may be left on home sites overnight only if additional use of the vehicle will be made within the following three (3) days.

10) Miscellaneous Practices.

The following practices are prohibited at Heaven's Landing:

- a) Changing oil of any vehicle.
- b) Allowing concrete suppliers and contractors to clean their equipment other than at locations, if any, designated for that purpose by the ARB.
- c) Carrying and/or discharging any type of firearms, except by law enforcement officials.
- d) Careless disposition of cigarettes and other flammable materials.

11) Pets.

Builders and contractor personnel may not bring pets into Heaven's Landing.

12) Common Areas.

Except with the prior written approval of the ARB, Builder and contractor personnel are not allowed in the common areas or amenity areas of Heaven's Landing.

13) Accidents.

The Developer shall be notified immediately of any accidents, injuries or emergency occurrences.

14) Portable Chemical Toilets.

An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction, in as inconspicuous a location as possible. Builders with more than one home under construction may share one toilet as long as the home sites are within a reasonable proximity to one another.

15) Speed Limits.

The established speed limit within Heaven's Landing is twenty miles per hour (20mph) for all vehicles, and this speed limit must be obeyed.

16) Property Damage.

Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. must be repaired immediately or they will be repaired by the ARB and the cost of such repairs will be deducted from the Property Owner's construction deposit. If any telephone, cable TV, electrical, gas, water or other utility lines are cut, the party causing such damage shall (1) report the matter within thirty (30) minutes to the Developer and at the respective utility company and (2) bear any cost incurred in connection with repairing such damage.

17) Failure to Abide.

Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Heaven's Landing on a temporary or permanent basis.

18) Enforcement.

Violations or attempted violations on the part of any owner, the heirs, administrators, executors and assigns during the term of these restrictions shall afford any other person or persons owning lots in said subdivision, a right of action at law or in equity against the person or persons violating or attempting to violate these covenants, either to restrain such violations or to recover damages or both.