

## **CLPOALM ARCHITECTURAL GUIDELINES FOR CONTRACTORS**

- 1.** Permanent steel markers shall be in place at all corners of the lot(s) involved in the project, prior to, during, and upon completion of the project. Contractor shall provide a board for posting of permits and other required documents. The Contractor must identify the job site by placing the Builders Name, Lot # and phone number in large enough letters to be visible from the street. None of these notices are to be nailed to trees and must be removed upon job completion. (Harnett County will impose a fine if the lot cannot be identified when sewer location is requested.) Class B violation.
- 2.** Trees on the job site may be removed from those areas to be occupied by approved construction, after the Architectural Committee has marked the trees to be saved on the site. No marked trees may be removed without the approval of the Architectural Committee. Class C violation.
- 3.** Clearing debris and construction debris shall be hauled out of Carolina Lakes. It may not be buried or burned. Debris may be stored in a dumpster or fenced containment area on the job site during construction. Trucks must have tail gates and must be covered when entering or exiting. Class D violation.
- 4.** No fires are permitted for any purpose. Heating shall be by commercial heaters or fuel operated devices only. Class J violation.
- 5.** Contractors, subcontractors and their personnel shall go directly to and from their job site(s) and are not permitted to roam in other areas. They may not commence work before 7:00 am and must finish and be out of Carolina Lakes by 7:00 pm unless given permission by the Architectural Committee to work later. Class F violation.
- 6.** Contractors shall prevent trash and debris from being placed on adjacent lots and common areas. They will remove any trash and debris, which may be accidentally placed there by wind, etc. Class B violation.
- 7.** A complete landscaping plan must be included with the house plan. This plan shall include fences, driveways, ground cover, etc. or the plans will not be approved. Class A violation.
- 8.** The contractor must complete all planned work. Class C violation.

**9.** Additions or modifications to an approved project must be requested in writing. Drawing clearly showing the requested changes shall be included. Construction of the changes shall not begin until approved in writing. Class B violation.

**10.** Construction approval is valid for a one-year period commencing on the initial approval date. If the road fee has increased, any difference must be paid upon re-submittal of the plans.

**11.** If a job in progress is interrupted or terminated prior to completion, the contractor will secure the premises, remove all construction materials and debris, and cover all areas of bare ground with mulch, pine straw or other suitable ground cover. All construction signs shall be removed. Class E violation.

**12.** Contractors and subcontractors may not trespass adjacent lots or common areas. This includes cutting trees, hauling materials or debris thru, storing material, debris or equipment, bury any materials or dumping any materials. A contractor may secure written approval from the adjacent property owner and the CLPOALM Architectural Committee to be exempt from item 12 and its sub-rules. A copy of this must be in the Architectural Committee job file. This approval must include provisions for restoration by the contractor of those areas used. Class D violation.

**13.** Construction equipment may not be stored on the streets and or common property in the job vicinity. Class D violation.

**14.** Contractors shall comply with all North Carolina State laws regarding erosion control. In addition to these requirements, the contractor shall correct and repair any road problems and damage caused by erosion from his job site. Class F violation.

**15.** The approved plans shall show required changes in grade from the existing lot. No other excavation or filling shall be done unless approved in writing. Class F violation.

**16.** At the driveway, a minimum of 12" concrete culvert pipe, or double walled corrugated polyethylene pipe meeting AASHTO M294 type "S", shall be provided and properly installed by the contractor. Driveway should flare to 20-22 ft. at the street. In cases where the builder feels culvert is not needed for proper drainage, he should consult with the Architectural Committee, who will make the final decision after consulting with an engineer if necessary. Class E violation.

**17.** Builders are to include in their "clearing/building and landscaping plans for initial home construction", water runoff and erosion control measures, to protect roads adjacent to lots being worked. Specifically, land should be reasonably graded to meet the shoulders and no abrupt drop-offs will be allowed between lots and shoulders. Further, at the completion of the landscaping phase, adequate contours, drainage culverts (as per current regulations) or other form of drainage system will be in place

on the lot to prevent erosion to adjacent lots and roads. Class F violation.

**18.** Before any contractor can begin work on any lake front property or other property, which is subject to erosion, the contractor must erect a silt fence. This is to control erosion into the lakes and into adjacent properties. The fence is to remain in place until all construction and landscaping is complete. The height of the silt fence shall vary from 2-4 ft. depending upon the individual situation. Typically, the silt fence should be a synthetic material 4-6 ml. in thickness. Class F violation.

**19.** A temporary fenced in containment area or dumpster must be in place on all construction sites after clearing is completed and prior to any construction commencing. This fenced in containment area or dumpster, is meant to control debris from being blown onto adjacent lots and/or any property in the vicinity. After clearing is complete, the contractor will not be allowed to work on the site until the fenced in containment area or dumpster is in place. Class B violation.

**20.** Any contractor who cuts across, or into, any road in Carolina Lakes, without prior written approval from the Architectural and/or Roads Committee will be fined, excluding public utilities repairs. Fine plus cost for road repair. Class K violation.

**21.** Occupancy of unfinished home: No person or persons shall move into or occupy a new residence without a prior written "Final Inspection Form" from the Carolina Lakes Architectural Committee This approval is given in conjunction with Harnett County's approval and does not supersede the County. (Fine includes denial of approval for future construction.) Class I violation.

**22.** In order to avoid an annoyance or nuisance to the community, NO Construction on job sites will be permitted on Sundays and the following holidays: New Years Day, Labor Day, Christmas Day, Memorial Day, Veterans Day, Fourth of July, Thanksgiving Day. If the builder and contractor feel that they have special circumstances, application can be made to the Architectural Committee for written approval for a variance. Class J violation.

**23.** Cul-de-sac Parking: Any builder/contractor/subcontractor/or their employees who park in a common area of a cul-de-sac will have to return it to its original state. Class D violation.

**24.** Assessments: Builders/property owners Association assessments must be paid and current before the Architectural Committee grants approval to build on the lot.

**25.** Failure to obtain "Staking and Footer Approvals" as specified in the Approval Letter will result in a fine. Class J violation.

**26.** Contractor must use standardized mailbox as approved by the Board of Directors. Class E violation.

**27.** Contractors are required to have the Architectural Committee inspect your construction at the following points: a) After the lot and house are staked and trees marked for saving, before clearing the lot. b) Setbacks checked after the footers are dug. c) Colors and conformity of design will be checked periodically through construction. Class D violation.

**28.** Application for outbuildings must be submitted to the Architectural Committee. The location and size of the building must be clearly marked. Outbuildings must: a) be located behind the primary dwelling and within the setback, b) have a concrete floor and foundation, c) have a ridge and/or gabled roof, and d) have the same siding and roof shingles with the same color and texture as those of the primary dwelling. Class A violation.

**29.** Wetlands are located within Carolina Lakes. It is the responsibility of the contractor/property owner to ensure construction is not located on Wetlands sites. If in question, you are required to get an inspection from the Army Corp of Engineers. (Fine includes denial for construction and any fine imposed from the Army Corp of Engineers.) Class A violation.

**30.** SCHEDULE OF FINES - CONTRACTORS CLASS A 1st Offense \$ 25.00 2nd Offense \$ 50.00 3rd Offense \$100.00 CLASS B 1st Offense \$ 50.00 2nd Offense \$100.00 3rd Offense \$200.00 CLASS C 1st Offense \$ 75.00 2nd Offense \$150.00 3rd Offense \$300.00 CLASS D 1st Offense \$100.00 2nd Offense \$200.00 3rd Offense \$400.00 CLASS E 1st Offense \$125.00 2nd Offense \$250.00 3rd Offense \$500.00 CLASS F 1st Offense \$150.00 2nd Offense \$300.00 3rd Offense \$600.00 CLASS G 1st Offense \$175.00 2nd Offense \$350.00 3rd Offense \$700.00 CLASS H 1st Offense \$200.00 2nd Offense \$400.00 3rd Offense \$800.00 CLASS I 1st Offense \$225.00 2nd Offense \$450.00 3rd Offense \$900.00 CLASS J 1st Offense \$250.00 2nd Offense \$500.00 3rd Offense \$1,000.00 CLASS K \$1,000.00. Fines are imposed only by the Board of Directors through Little & Young, the CLPOALM management company.