

**STONE'S LAKE BUILDER/CONTRACTOR
RESTRICTIONS & REGULATIONS AGREEMENT**

This agreement for new home land preparation and construction on the following Stone's Lake Property: LOT # _____

For the benefit of Owner(s): _____

For work to commence after _____

All residential building programs within Stone's Lake require all contractors, sub-contractors, trade-persons, vendors, etc. (henceforth "Contractor Team") entering Stone's Lake for the purposes of conducting work on the construction site named above, to comply with all of the following building restrictions and regulations. The Owner and Builder/General Contractor assume direct responsibility for ensuring compliance by the Contractor Team. The Builder/General contractor assumes responsibility for all on-site activities of his/her sub-contractors, vendors, trade-persons, etc. The Architectural Control Committee ("ACC") will strictly enforce and monitor these restrictions and regulations.

This agreement must be signed by all parties *prior to the commencement of any work*. Contractor Team agrees to the following:

1. The Builder/General Contractor and Owner must contact the Chair of the Architectural Control Committee (ACC) three (3) days prior to beginning any work.
2. Building permits and any job site notices must be installed to a post or structure, not a tree or tree trunk.
3. No advertisement signs are to be placed on the job site.
4. Hours of work must be conducted on weekdays between 8:00AM - 5:00PM May through October, and 7:30AM - 5:30PM November through April. There shall be no work on weekends or holidays.
5. Stone's Lake Property Owners Association requires owner/builder/general contractor to provide proof of builder/general contractor's general liability and workers compensation insurance prior to starting any work. Proof of said insurance to be submitted to the Deer Ridge Property Management office in person at 7737 Greenville Hwy, Brevard, NC 28712 or by email to Jim@DeerRidgePM.com and Keli@DeerRidgePM.com. Deer Ridge will forward it to Stone's Lake POA for their approval.
6. Visitors to job sites other than owner authorized guests, or persons on project related business with the contractor are not permitted.
7. Personal pets of any Contractor Team member are not permitted on job site or Stone's Lake property.
8. Roads and private driveways are not to be blocked for any reason.
9. The Contractor Team must adhere to the speed limit of 14 MPH on all Stone's Lake roadways.
10. Properties other than those where contracted to work are private; no trespassing is allowed. Trespassing is not permitted on Stone's Lake properties or common areas.
11. Fishing, hunting, swimming, and hiking are specifically prohibited.
12. Loitering on job sites after work hours is not permitted.
13. All vehicles are required to have proper and functioning muffler systems, and all job site noise is to be kept to a reasonable level. Job site radios are to be kept to a reasonable decibel level as determined by the ACC.
14. The general contractor is required to provide a litter container at the building site for use of Contractor Team. It is to be kept functional and to be removed from the job site at the end of the job.
15. The general contractor is required to keep the job site in a clean and orderly condition at all times.
16. All members of the Contractor Team are required to comply with all current OSHA and North Carolina safety regulations in the course of performing their duties on the job site.
17. The general contractor is required to notify the POA three (3) days in advance of any road trenching by contacting Deer Ridge Property Management office at 7737 Greenville

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Hwy, Brevard, NC 28712, in person, by phone at (828) 862- 8134 or by email to Jim@DeerRidgePM.com and Keli@DeerRidgePM.com.

18. Job site fires are not permitted under any circumstance.
19. Absolutely no blasting is permitted on site without three (3) days notice to the ACC. Steel mesh blankets or large quantities of dirt must be used to control dynamiting activities.
20. The owner or contractor cannot change the design of the structure during construction without seeking and obtaining approval from the ACC.
21. The following erosion control measures will be required:
 - Prior to stripping soil, install temporary sediment barriers along property lines in low areas and drain inlets where runoff will occur. The sediment borders where applicable must be shown on site plans.
 - As building progresses, temporary diversions, barriers, mulch, etc. to minimize erosion must be provided.
 - Periodically remove collected sediment to maintain the barriers in effective condition.
 - Revise temporary protective measures as site conditions change. Do not permit gaps in the protection.
 - Install utilities early in the construction work and stabilize slopes promptly.
 - Place temporary aggregate base course on driveway until time for final covering.
 - Complete any pavement or walks as called for on drawings.
 - Finish grade and establish permanent cover.
 - Remove and dispose of temporary protective devices and accumulated sediments and provide final stabilization where required.
 - Contractor is responsible for repair of any damage to roads, shoulders or any common area of Stone's Lake.
 - Contractor shall protect the on and off-site property from siltation especially any streams, lakes or ponds.

By signing below, we agree to comply with all of the above restrictions and regulations required by the Stone's Lake Property Owners Association in order to conduct work within Stone's Lake. We understand that any violations of these Regulations and Restrictions by Owner's Contractor Team will subject Owner and/or Builder/General Contractor to fines imposed by the Stone's Lake Property Owners Association of up to \$500 per violation. We also understand that repeated violations, and/or failure to pay fines in a timely manner may result in Builder/Contractor termination/expulsion from conducting work on Stone's Lake properties.

Property Owner

Date

Property Owner

Date

Builder/General Contractor

Date