



CONSTRUCTION RULES & REGULATIONS

It is the responsibility of the builder to comply with all construction regulations contained in the Sand Creek Construction Rules and Regulations. If any builder or contractor is found deficient in the performance of any of these construction requirements, including providing gate access codes to unauthorized persons, the Committee reserves the right to take any corrective action necessary, including fines levied from the security deposit and the right to deny any contractor access to the community.

Below is a list of construction maintenance guidelines found in *Sand Creek's Construction Rules and Regulations*.

- Silt fencing must be installed and maintained around the entire perimeter throughout the construction period.
- Access to Sand Creek is allowed only through the Ryder Road entrance. A temporary gate code is issued to builder. It is the responsibility of the builder to distribute this code to all sub-contractors. Access will be limited to **Construction Hours**: 7 am to 6 pm Monday through Friday and 8 am to 2 pm on Saturday. Code is disarmed upon completion.
- Speed limit within the community is 20 MPH. Only rubber-tired vehicles are allowed on the roads; "tracked" equipment will not be permitted on the roadways.
- Access onto the homesite from the roadway shall be restricted to the driveway. Curbs must be removed at driveway and repoured to match the roadway to the driveway. (**NO CURB CUTS OR GRINDS PERMITTED**) The drive shall be leveled with gravel fill prior to any vehicular traffic being permitted on the home-site.
- If the homesite driveway is occupied, parking on one side of the road will be allowed. Street parking will be limited to the north and east sides of the road. Blocking access to neighbor's mailboxes is not permitted.
- The builder shall be required to keep the entire homesite clean at all times. The builder is required to provide a dumpster at the home-site. All debris and refuse shall be deposited into the dumpster. Debris is not to be allowed to accumulate on the home-site. The dumpster shall not be allowed to fill to the point of overflowing.
- Any cleanup work which is necessitated by the builder's failure or refusal to maintain the home-site and/or roadways, shall be performed by Sand Creek personnel at the builder's expense. The Builder shall be billed for the cost of such services at the rate of three times the actual cost incurred.
- All builders shall provide and maintain portable toilets on the jobsite as far away from completed homes as possible.
- All contractors, sub-contractors and their employees making loud noise, playing loud music, or using offensive language shall be denied access to the community.
- There shall be no open burning on site per the Town of Chesterton ordinance.
- Builder's company sign for the lot must be approved by NCC.
- Contractors are responsible for their sub-contractors and making them aware of these rules and regulations. Each builder must keep a current list of subs on file at the office of 1st American.

Signature

Date