

General Contractor or Builder Requirements Waterwood Improvement Association, Inc.

General contractors or builders constructing, remodeling, repairing, installing, building, or erecting a building, structure, or other improvement on a lot within Waterwood shall comply with the following requirements.

1. **Trees and Other Native Growth Removal.** After a Permit to Build is issued, the lot owner and/or general contractor shall meet with the ACB at the project lot(s) to review the location of live trees and other native growth proposed for removal. Trees that the ACB approves for removal shall be clearly marked.
2. **General Contractor Identification.** For large improvement projects, the general contractor or builder shall temporarily place a company identification sign, not to exceed two by two (2 x 2) feet in size, on a standard within fifteen (15) feet of the street curb on the lot where the improvement activity is taking place. The sign shall be removed when such activity has been substantially completed. Signs identifying subcontractors are not permitted.
3. **Permit to Build and Address Posting.** The original Permit to Build certificate issued by the ACB and a street address number sign shall be posted on a standard within fifteen (15) feet of the street curb. These items shall not be attached to trees.
4. **Construction Site Safety.** The contractor shall be responsible for maintaining a safe work site. When construction personnel are not present on the lot, the following items will be left in a safe or inoperable position or condition: a) ladders shall be laid on the ground (not left in an upright position); b) power tools and other electrical equipment shall be physically disconnected from the electrical power source or otherwise rendered inoperable; and c) motor vehicles or other motorized equipment shall be rendered inoperable. Storage of hazardous material of any kind on the lot is prohibited.
5. **Drainage and Runoff Control.** Natural drainage of streets, lots, or roadway ditches shall not be impaired. Lot grading, landscaping, or structures including driveways, walkways, and retaining walls shall not direct runoff water onto adjoining lots. Appropriate barriers or other means shall be used to prevent runoff water from carrying soil or other debris into streets or onto adjoining lots.
6. **Construction Debris.** Construction debris or trash of any kind shall be removed from the construction site on a weekly basis and properly disposed of. Construction debris or trash shall not be allowed to blow onto streets or other lots. **Burning of any material on a lot is expressly prohibited.** Removed tree or other native growth material, scrap construction materials, debris, rubbish, or trash of any kind shall not be placed in WIA garbage dumpsters or at the WIA yard debris dump without advance approval from the WIA Executive Director. If unauthorized materials or improperly deposited materials are placed in WIA garbage dumpsters or left at the WIA yard debris dump, the company or party responsible for such actions shall promptly reimburse WIA for the cost of cleanup or proper disposal of said materials.
7. **Temporary Construction Storage.** With prior ACB approval, placement of a temporary structure on a lot for the sole purpose of storing construction materials or tools is permitted. Any such structure shall be removed immediately upon completion of the improvement construction activity.

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- 8. Lot Ground Restoration. On completion of any construction activity, any lot ground areas that were disturbed by the construction process, including vehicle tire or tread ruts, shall be graded, backfilled, or leveled, and then either replanted with native growth, paved, or landscaped (the last two options require ACB approval).
- 9. Curb and Street Restoration. On completion of any construction activity, any damage caused to a curb or street by the construction process shall be repaired or replaced to the satisfaction of the ACB at the contractor's expense.
- 10. Portable Toilet Location. A portable toilet may be temporarily located on a lot during construction of a dwelling. It shall be placed a minimum of five (5) feet back from the street curb and as far as possible from any adjacent developed lot.
- 11. Spillage Cleanup. Spillage or depositing of concrete, soil, or debris of any kind on streets, adjacent easements, or other lots shall be immediately cleaned up. Furthermore, any such areas that are damaged by the spillage shall be restored to original condition. If spillages are not clean up in a timely manner to the satisfaction of the ACB, WIA shall bill the contractor and/or owner for the cost of cleanup and any needed restoration.

The undersigned authorized representative of the general contractor or builder agrees that the work performed on any lot within Waterwood by

_____ (company name) and its subcontractors will comply with the requirements listed above. Furthermore, it is understood that non-compliance may result in the Permit to Build being suspended or in severe cases revoked.

Signed: _____ Date: _____

Printed Name: _____

Title: _____

Company Name: _____

Mailing Address: _____

Contact Phone Nos. _____ or _____