

LAKE ROCKPORT ESTATES

Property Owners Association, Inc.

100 Rockport Blvd, Wanship, UT 84017 | 435-849-8356

www.lakerockportestates.com | lakerockportestatesHOA@seattoski.com | LREBOT@googlegroups.com

CONSTRUCTION REGULATIONS

A. CONSTRUCTION IMPACT:

1. The property owner is responsible for any and all damages caused to roads, ditches, fences, natural drainage courses, utilities, Association property, or other lots or property during the construction of improvements or other activities on their lot. Property owners and/or their contractors are not allowed to perform work on Lake Rockport Estates roads or infrastructure without prior approval from the Board. All repairs performed must be to the satisfaction of Lake Rockport Estates, POA Boards of Directors.
2. Each property owner is also responsible for any and all damages caused by utility cuts in roads, washouts and runoff damage caused by failure to install culverts properly, erosion and containment controls, etc.
3. A Building/Road Impact Assessment is required upon final approval of building plans, a portion of which is refundable, to ensure compliance (see Assessment Schedule).
4. Non-compliance of the Architectural Guidelines and/or the Association's Covenants, Code, and Restrictions ("CC&Rs") will forfeit the Building/Road Impact Assessment.

B. TRASH DISPOSAL:

1. The construction site must be well maintained. Trash and other debris may not accumulate outside the dumpster or trailer.
2. A dumpster or trailer, being a minimum of eight (8) cubic yards, for trash and construction debris, is required to be onsite prior to, and throughout, the construction project.
3. Dumpsters or trailers are not allowed to be stored on the road or neighboring properties.
4. All trash and construction debris must be removed from the site. Trash and construction debris cannot be disposed of in the Association's common dumpsters. Construction debris should be disposed of at an approved Summit County landfill or recycle center.
5. Non-compliance will forfeit the Building/Road Impact Assessment Deposit.

C. TOILET FACILITY:

1. All projects are required to provide a temporary port-a-potty on the site (not the road or neighboring properties) prior to, and throughout, construction.
2. Temporary port-a-potty must be maintained at all times on a regular basis.
3. Temporary port-a-potty should be placed on level ground and should be adequately anchored to ensure stability in high winds.
4. Temporary port-a-potty should be located away from neighbors and preferably screened from view.
5. Non-compliance will forfeit the Building/Road Impact Assessment.

D. CONSTRUCTION STAGING AND ACCESS:

1. All building materials and tracked equipment must be delivered directly to the construction site, unless the Board of Trustees gives prior approval in writing.
2. All construction materials, dumpster and toilet facility shall be located in as compact of an area as possible close to the building site, not on the road or neighboring properties, preferably wherever they are least visible.
3. The Association does not guarantee access for construction vehicles. Based on weather, road conditions and safety issues, all or portions of roads in the subdivision may be closed to heavy vehicles. Winter Road Restrictions for vehicles in excess of 18,000 GVWR are in place from October 15 – March 31.
4. Violation of the Winter Road Restrictions and Un-trailered Tracked Equipment will result in a violation assessment (see Assessment Schedule). The sole responsibility for any violation of these restrictions belongs to the property owner.

E. TIME REQUIREMENTS:

1. Per the Association's CC&Rs, Article IX, Section 9.15: Construction: All building exteriors must be completed within twelve (12) months from the commencement of construction.

F. REQUIRED SIGNATURES:

I, _____, of lot number _____, have received and understand these Construction Regulations. By signing below, I hereby agree to comply fully with Construction Regulations and agree to pay an associated fines as noted in the Assessment Schedule and any associated fines or damage with non-compliance of construction regulations.

Signature of Owner:	Date:
Signature of Property Management Company:	Date:
Signature of President or LRE ARC Board Member:	Date: