

The Sanctuary Builder and Construction Regulations

These regulations are posted to protect the property, beauty and privacy of the neighborhood during construction of residences and other approved structures. It is the responsibility of the Owner to inform their contractors, sub-contractors, and suppliers of these regulations and to monitor the construction site to ensure compliance. The Owner will be held accountable for any violations.

- Contractors and their employees are guests of the lot owner and as such, the lot Owner is responsible for their conduct. This includes speeding, littering and disorderly conduct.
- A temporary driveway of sand or gravel must be installed in order to minimize the tracking of mud into the street. The streets must be cleaned weekly. If mud is tracked in the street in front of adjacent homes, it must be cleaned immediately.
- A job toilet must be on site lots during construction and placed on the lot, not in the street.
- The contractor is responsible for the control of trash and debris that might litter the street or be a potential hazard in high winds. Trash must be stored in a suitable container located on the property and not in the street. The jobsite must remain neat and orderly at all times.
- Stockpiling of building materials or trash on the street is prohibited.
- Construction trailers or temporary storage buildings are allowed on the property but not in the street.
- The streets shall remain passable at all times. Parking on adjacent properties is prohibited.
- Nothing shall be left on the street overnight, this includes construction vehicles, trailers, and materials.
- Washing of concrete delivery and pumping trucks on the street, adjacent lots, wetlands, or common areas is prohibited. This must be done on the jobsite and in suitable containers.
- Construction hours are Monday through Saturday from 6 am to 6 pm. Interior work only will be allowed on Sunday. Any deviation from these hours will require special permission.
- Posting of signs and notices are limited to permits and subcontractor signs required by regulatory agencies and one sign for the builder (not to exceed 6 square feet). All signs must be removed prior to occupancy or upon completion of the structure. Signs may not be nailed into trees. Any signs violating these rules will be removed without warning.
- All lot assessments must be current prior to architectural review approval.
- Before approval can be granted on the construction of a new home, renovation, or swimming pool, a \$2,000 deposit (\$1,000 for a pool or addition) payable to The Sanctuary HOA must be submitted. This is to cover the cost of any damage or street cleaning that the HOA must do in the event the builder fails to remedy. Fines for rules violations may also be deducted from the deposit. At the end of construction and completion of the landscaping the deposit will be refunded if there are no issues.
- Excessively loud activities such as concrete pours and pile driving is limited to Monday through Friday. Deviations from these days and times require approval from the Sanctuary HOA Board.
- In the event the construction or alterations are not substantially completed within twelve (12) months, the Sanctuary HOA shall have the right to impose fines, penalties, or sanctions for noncompletion.
- Fines up to \$250/Day may be assessed by the association for violation of any of these rules.