

## **BUILDERS AND CONTRACTORS RESPONSIBILITIES**

The prime contractor is responsible for maintaining the job site during the preparation and construction period, and up until the time of closing a sale or completion of a project. This includes the safety and cleanliness of the job site, and the requirement to minimize disturbances and distractions to nearby residents.

It shall be the owner's or builder's responsibility to notify all of their contractors, subcontractors, and suppliers of these restrictions. The owner/builder shall be held accountable for any violations.

Neither builders, contractors, nor their representatives, appointees, nor successors may promote other developments or house plans located outside Canebrake Club while construction or completed home is within Canebrake Club.

### **Residential Disruptions and Trespassing**

Construction workers should minimize disruption to the residents, including appropriate vehicle parking, loud voices, radios, etc. They are not allowed to trespass (such as using driveways and lawns as convenient pathways).

### **Toilet Facilities**

The prime contractor must provide portable temporary toilet facilities prior to commencing construction and for the duration of the construction period. These facilities shall be properly maintained and promptly removed upon completion of the residence. The portable toilet shall be located on the building lot and NOT located on the street and sited in such a manner as to not constitute a noxious nuisance for neighboring residents.

### **Construction Vehicles and Equipment**

Construction vehicles and other equipment are not allowed to remain at the job site or vacant lots for more than five days prior to or after use. Private vehicles and other vehicles must not cause a traffic hazard by double parking on the street, and are not permitted to block driveways and mailboxes. Private vehicles are not allowed to remain in the community at the end of the workday. The ARC may designate certain areas or periods of time for the storage of any such vehicles or equipment. Trucks, trailers and construction related equipment and materials are NOT to be left on the street overnight during the construction period.

### **Storage of Materials**

All construction materials, equipment, trucks and trailers must be stored only on the lot of the house under construction.

### **Chemical Substances**

The pouring or discharge of fuel, paint, concrete, or any other construction related liquids or chemicals on the Canebrake Club property or in the storm drains or sanitary sewers is

prohibited. Builders shall dispose of all construction related chemicals and substances off-site from Canebrake Club in an acceptable manner.

### **Work Continuity**

Upon commencement of excavation for construction, the work shall be continuous, weather permitting, until the residence is completed.

### **Barricades**

Builders and Contractors shall provide barricades, fences, and guards as necessary to protect against personal injury and damage to residences and improvements adjacent to the work and to prevent the operation of construction equipment and stockpiling of construction materials within the drip line of existing trees, unnecessary cutting, breaking, skinning, and bruising of roots, bark and limbs of trees or other existing landscaping within the community.

### **Drainage Barrier/Silt Screening**

It is the responsibility of the prime contractor, builder, and homeowner to install and maintain drainage barriers in certain situation to prevent water run-off onto adjoining property owners and the street.

Builders are required to use silt screening around the construction site. The builders will be expected to maintain a clean job site characteristic of a first class residential neighborhood.

### **Concrete Spoils**

The developer and builder shall mutually locate a dumping and cleaning area for concrete suppliers to possibly dump excess concrete and to clean out their trucks. No dumping or washing of trucks on individual lots or streets right-of-way is allowed. Any damage to existing street or improvements shall be the liability of the builder. This resolution shall be strictly enforced. Contact the Canebrake Club Information Center at 256.233.6100 to locate dump and cleaning area.

### **Construction Hours**

Construction hours shall be from 6:30AM to 6:00PM, Monday through Sunday, except as otherwise provided by the ARC.

### **Waste Materials and Litter**

Contractors are responsible for removal of all debris and construction materials from the job site and are prohibited from using residential garbage containers for that purpose. Daily cleanup of the job site is expected, and debris (including casual items such as bottles, sandwich wrappings, etc.) should be properly disposed of. The prime contractor is responsible for the actions of his subcontractors.

### **Construction Traffic**

All construction vehicles shall enter Canebrake Club via the construction entrance or as otherwise directed by the ARC or HOA. All builders shall furnish a list and shall register

with the ARC or HOA all contractors, subcontractors, and employees who shall require access to the community.

### **Street Maintenance**

The street must be cleaned of any soil, sand, gravel, oil, fuel, litter or other materials at the end of each work day.

### **Repair of Damage**

Any damage to streets, curbs, sidewalks, streetlights, street signs, mail boxes, or other property of the HOA or any party during construction shall be the responsibility of the owner or builder who caused the damage and such owner or builder shall repair or pay for the cost of repairing such property or returning such item to its original condition prior to such damage.

### **Drainage Barrier/Silt Screening/Mud Prevention**

It is the responsibility of the prime contractor, builder, and homeowner to install and maintain drainage barriers in certain situations to prevent water run-off onto adjoining property owners and the street. Builders are required to use silt screening around the construction site. Gravel is also expected to be used at ingress to the lot to help prevent mud from being carried to the streets. The builders will be expected to maintain a clean job site characteristic of a first class residential neighborhood.