

## CONSTRUCTION GUIDELINES WITHIN THE PARKS AT PRESTWICK

### **INTRODUCTION**

The Parks at Prestwick is an approximately 300 acre master planned community located in Avon, Indiana. It is adjacent to the well-established and highly regarded Prestwick Country Club, a private golf, swimming and tennis club. The goal of this project is to provide unparalleled and beautiful residential lots while preserving the unique forested areas within The Parks. The purpose of these Construction Guidelines is to enhance the value of each lot owner's investment by standardizing the construction process of each residence while still preserving the environmental characteristics that make this project so charming. They are the responsibility of the Lot Owner. **Even though a contractor will be building the home, it is your responsibility as a Lot Owner to make sure the Construction Guidelines are adhered to.**

### **GENERAL**

These rules and regulations are for compliance by all contractors, subcontractors, material suppliers, maintenance personnel and any others engaged in construction or allied activity in The Parks at Prestwick (The Parks). These regulations are not intended to restrict, penalize or impede construction activity during reasonable performance of duties while within The Parks, rather, they will be enforced fairly to achieve the objectives enumerated below and in the Covenants and to facilitate orderly and controlled construction activity thereby preserving the overall quality of The Parks appearance. These construction guidelines fall under the jurisdiction of the Parks at Prestwick Homeowners Association and its Architectural Control Committee. These guidelines may include items such as construction hours, trespassing, trash hauling, fill dirt hauling, trash fires, etc. Violations are subject to assessments and violations may be cause for denial of access. These guidelines will be amended as necessary.

1. Site Clearing and Erosion Control. Site clearing or construction on any property within The Parks is not permitted without first obtaining approval from the Architectural Review Committee. Site clearing material must be transported in a covered truck. Erosion control measures must be in compliance with the requirements of Hendricks County and the Department of Natural Resources. (See attached guidelines). Any dirt tracked into the streets must be cleaned up within 24 hours.

2. Trash Receptacles. Each residential building site must be provided with a suitable trash receptacle. Building sites must be cleared of litter each day and stored in the trash receptacle for removal when full. The dumping of construction trash is not permitted inside The Parks.

3. Portable Toilets. Each residential construction site must be furnished with at least one portable toilet prior to any on-site construction. These toilets will be placed in an inconspicuous location, with the door facing away from any view from the adjacent street or house. Clean and sanitary conditions are required for all toilets.

4. Compliance with Architectural Control Committee Approvals. All building and landscape plans must be approved in writing by the Architectural Control Committee. The Parks holds the owner and the builder jointly responsible that

approved plans are followed in all aspects of the exterior of the house and grounds. Construction is to be complete to a point of being granted a Certificate of Occupancy within one (1) year of commencement. Landscaping is also to be completed within one (1) year of construction start or within sixty (60) days of Certificate of Occupancy, whichever occurs first. Any change to the exterior of the house, siting, driveway, garage, etc., must receive prior written approval from the Architectural Control Committee. Failure to comply may result in an assessment (See schedule below). Weeds and grass must be maintained at all times according to the covenants.

5. Mail Boxes. All mailboxes within The Parks community will be uniform in design, color, lettering, numbering and installation. These mailboxes are available by contacting: AAA Mailbox and Post at 317-255-2500. Newspaper delivery holders will be incorporated into the box design. Any modification of this mailbox is prohibited.

6. Signs. To minimize visual clutter, Architectural Control Committee has a job site sign standard to be used on all residential construction sites. The Parks will provide a sign stanchion. Individual contractors will be responsible for providing their own graphic panels that meet the standards specifications. The sign stanchions will provide space on the rear to display building permits. Call 317-439-9397 for placement and coordination.

7. Construction Entrances. From time to time the Homeowners Association may designate Construction Entrances to limit the number of streets that will carry construction traffic. All contractors, subcontractors, material suppliers must comply and only use those designated as construction entrances.

8. On site Stake-Out. Prior to any lot clearing, a stake-out of the building and drives must be provided and approved. The property lines and foundation perimeter must be staked on the lot. Trees that will be removed are to be flagged. In no case shall any tree be removed or lot clearing commence prior to approval by the Architectural Committee.

9. Tree Preservation Plan. Prior to any construction on a lot, each lot owner must complete a tree preservation plan (and submit as part of the "Building Approval Request") prepared by a forester authorized by the Architectural Committee. Unless changed by the Architectural Committee, the authorized forester will be Mike Warner at Arbor Terra in Pittsboro, IN (317-994-5487). These plans will help to locate the structures on the site plans as well as identify staging areas for construction traffic, dumpsters, materials storage, etc.

10. Schedule of Assessments for Violations of the Rules and Regulations of The Parks. The following is a schedule of assessments (subject to change) that will be enforced when a contractor or owner violates the covenants/regulations of The Parks. The assessments collected will be used for grounds beautification in common areas and will not be refunded to the contractor. An assessment may be appealed (see below). Assessments not paid will become a lien against the lot

11. Concrete Wash Out. All excess concrete must be placed in approved "concrete wash out area".

12. Assessment Appeal. Assessments levied by The Parks Architectural Control Committee due to violations may be appealed, in writing, with appropriate justification, to the Chairman of the Architectural Control Committee.

Schedule of Assessments (subject to change)

4-05-07

<u>Type of Violation</u>	<u>Assessment</u>
a) Not providing trash receptacles for construction or not keeping site clean of debris.	\$100 per violation
b) Trash fires	<del>\$100 per violation</del>
c) Clearing of site without stakeout approval or obtaining The Parks Architectural Control Committee approval (includes unauthorized tree removal)	\$500 per violation. This violation warrants possible expulsion of contractor and denial of future construction within the Parks and removal of unauthorized work.
d) Dirt tracked into street must be cleaned up within 24 hours.	\$300 per violation or cost of clean-up.
e) Improperly hauling trash	\$100 per violation and/or revocation of vehicle access
f) Construction not conforming to plans approved by Architectural Control (includes improper erosion control)	\$500 per violation. This violation warrants possible expulsion of the contractor and denial of construction, with removal of the unauthorized construction within The Parks
g) Failure to provide/properly sited portable toilet.	\$50 per day per violation
h) Non-complying signage	\$50 per day per violation
i) Trespassing on adjoining lots and properties, equipment, material storage, etc.	\$500 per violation
j) Violations of "No Construction Traffic" signs.	\$50 per violation
k) Non-adherence to erosion control requirements	\$300 per violation and construction must cease.
l) Washing out concrete in non-approved area.	\$300 per violation
j) Not maintaining grass and weeds in conformance with The Parks covenants.	\$100 per violation

Date \_\_\_\_\_ By \_\_\_\_\_  
Signature \_\_\_\_\_

**INDIVIDUAL  
BUILDING LOT  
EROSION CONTROL  
PLAN LEGEND**

- A. Install crushed stone construction ingress\egress drive for access to and from lot construction. Drive should be installed as part of the first phase of home construction.
- B. Install silt fence sediment barriers at front and rear of lot prior to basement or footing excavation.
- C. Provide sediment barrier around all active street storm sewer inlets.
- D. Extend all downspout drains to street immediately upon installation using non-perforated flexible tile. Downspouts shall outlet in this fashion until lawn is well established.
- E. Permanent seed and straw mulch or sod yard area immediately after finish grading. Temporary seeding of yard area will be required if cleared areas are to remain undisturbed for periods in excess of thirty (30) days.
- F. Avoid disturbance of severe slopes unless plans have
- G. been made for immediate stabilization of disturbed areas after grading.
- H. Provide protective construction fencing around drip line of all existing trees intended to be protected during construction. Consultation should be made with a qualified forester regarding special measures needed to adequately protect each individual tree species.

