



WATERBRIDGE OWNER AGREEMENT

INFORMATION, RULES, FINES – April 1, 2022 Edition

All Owners are required to read and sign this agreement for each lot prior to the start of project, confirming that Owners will conform to the information, rules and fines in this agreement while building in Waterbridge.

Actions, other than direct property damage, which would reduce the amount of refund of a contractor's deposit.

1. For commencing any construction activities prior to the review and written approval of the ARC: \$500. Additional fines of \$100/day will be assessed if construction continues without ARC approval. No jobsite materials to include, port-potty enclosures, blocks, wood, equipment, trailers, etc. are permitted on the jobsite prior to written approval.
2. All lots in Waterbridge are privately owned. For trespassing or staging building material, storing equipment, dumpsters, porta-potties, building materials, dirt, trusses, etc. on adjacent lots without written permission of owner, or parking so as to obstruct access to an adjacent home's driveway: \$100 per incident/day, plus restoration costs where applicable. NOTE: You can park on a vacant lot but your vehicle must be parallel to the street, and not past the utilities for that vacant lot. **Written permission must be provided to Waterbridge ARC prior to using an adjacent lot for any reason.**
3. For staging building material, storing equipment, dumpsters, porta-potties, building materials, dirt, trusses, etc. on HOA common area: \$100 per incident/day, plus restoration costs where applicable.
4. For failure, where applicable, to maintain the ARC required silt fence around the project area or orange construction fence at the wetlands. Silt fence must be embedded 4-5" before the start of construction and must be maintained throughout the entire build until project is complete or landscaping goes in. Silt fence will guide the construction crews to the limits of the site property and must be placed fully along the wetlands border and the property perimeter. If a portion of silt fence needs to be taken down temporarily to access a portion of the site from an adjacent property, permission to use that property must be attained per above. \$100 per day.
5. For allowing trash (including, but not limited to: water bottles, Styrofoam cups, plastic cups, plastic bags, food wrappers, single use plastic, loose cardboard and cardboard boxes, small pieces of scrap wood, plastic building wrapping, small pieces of wire, left over cut pieces of insulation, small broken CMU block, etc.) to accumulate on the site and/or spill over onto neighboring properties, or for leaving significant amounts of dirt or gravel on the street at the end of the workday. Empty pallets should be stacked, unused building materials picked up and stacked, etc.: \$100 per day.
6. For allowing dumpsters, where applicable, to be filled above the rim of the dumpster for 3 business days. \$100 per day. If dumpster does get filled to the rim or above and the dumpster has an attached tarp, it must be used in the 3-day period while waiting for pickup. NOTE: ALL dumpsters must be fully tarped and secured for all named weather events.
7. For working outside of permitted hours on any given day: \$100 per hour, NO PRORATION or FRACTION of time. Permitted hours are Monday through Friday, 7 am to 6 pm. Saturdays 8 am to 5 pm. This includes material delivery by third parties. NOTE: Grace period will NOT exceed 15 minutes for end of day inspection of site. ALL personnel must be exiting the community not later than 6:15 pm for Mondays through Fridays and 5:15 pm for Saturdays.

8. For use of gate code by personnel other than Contractors: \$100 per incident.
9. For violating the Sunday or Holiday working restrictions: \$500 per day. No work on Sundays or Holidays as follows: New Year's Day; Martin Luther King Day; President's Day; Memorial Day; Independence Day; Labor Day; Veterans Day; Thanksgiving Day; day after Thanksgiving, Christmas Eve; Christmas Day; day after Christmas (Boxing Day).
10. For removal of any trees or shrubs or any work within a designated wetlands area as shown on the survey. Lot surveyor will mark area of wetlands and erect orange fencing that shall remain in place for the duration of the build. The ARC will direct the restoration of these areas which may include the placement of additional trees and shrubs to match the density of what was removed. \$500 per incident plus restoration costs if needed.
11. For music or radio being played on construction sites. \$100 per incident. If ARC, CAMS office, or Security is called to the same site multiple times in one day the fine is per occurrence, no limit per day.
12. For failure to remove all construction site materials examples; porta-potty enclosures, dumpsters, trailers, scrap wood, builder signs, etc. from the building site or adjacent lots before you call for final ARC site review. \$100 per day.
13. For speeding by Contractors, will be warned and fined per the Waterbridge traffic fine schedule.
14. For other violations of the Guidelines not mentioned herein, fines will be levied at the actual cost of the corrective action, to include any HOA/ARC expense.
15. For failure by any person to use an on-site portable toilet for the intended purposes and instead performing toilet functions outside of the portable toilet or enclosed house or doing so in a place that can be viewed from any location in the neighborhood, including adjacent properties. \$500 Fine. Additionally, the act will be reported to local Health Department Officials and incur the cost of a private company being called by the HOA to clean up soiled areas outside the toilet or home.

Fines escalation: If an owner accumulates more than 3 fines on one jobsite then the next 3 subsequent fines will double, \$100 becomes \$200, etc. If an owner accumulates more than 6 fines on one jobsite then all subsequent fines will quadruple, \$100 becomes \$400, etc.

If you wish to appeal a fine, you may send a written request to ARC@WaterbridgeHOA.com to request a hearing with the Waterbridge Board of Directors. If a written request for hearing is not made within 10 days from the date on the fine notifications it will not be accepted.

Deliver this form to the Builder / ARC Application Drop Box at the Waterbridge Amenities Center prior to starting any construction activities.

Owner Name: _____

Lot Number: _____

Email: _____

Telephone: _____

Signature: _____

Date: _____