THE HEIGHTS
OF KERRVILLE

CONTRACTOR AGREEMENT

Revised December 10, 2024

Part I. The Heights of Kerrville community is a "Clean Site". All Contractors are expected to follow these job-site standards for all work conducted within The Heights of Kerrville community:

- No construction or landscaping work before approval from The Heights of Kerrville HOA.
- At the beginning of the project, on-site portable restrooms are required. They must not be placed on the roadway, common areas, or adjacent lots.
- Construction waste, debris, and trash must be contained on-site and removed promptly.
  - The Contractor is responsible for promptly removing such materials that migrate to adjacent lots and common areas.
  - A dumpster is required at the beginning of major projects (home, guest house, garage, pool) and must be emptied as necessary.
- Cement/Cement clean-out will not be dumped onto an empty lot or common area.
- Mud tracked onto the street must be removed. A temporary gravel driveway is suggested to prevent mud from tracking onto the road.
- Multiple (five or more) deliveries of cement or gravel in a single day must be coordinated in advance with the HOA so that the entrance gates can be opened/remain open.
- Parking for all construction vehicles is restricted to the project lot (entirely off the roadway) and must never impede traffic flow, especially emergency vehicles.
- Access to the job-site area through an adjoining property is permitted only with that owner's prior permission.
- All construction activities are restricted to 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 2:00 p.m. Saturday. Construction activities are prohibited on Sundays, New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
- All Contractor personnel will adhere to the posted speed limit of **29 mph** throughout the community.
- **Violations of the above may result in fines.** The fines assessed will be independent of the Contractor Deposit and directly payable by the Contractor. Fines not paid within the established timeline will be assessed against the Lot Owner.

Part II. Contractor Deposit

A deposit of one thousand five hundred dollars ($1,500) is required from a Contractor by The Heights HOA to cover any damage that may occur to the Common Areas during construction (house, garage, addition, pool, or major site work). The Common Areas include roads, road shoulders, and islands; damage includes construction debris and trash.

1. The deposit will be placed in an account belonging to the HOA. Any interest accrued shall be the property of the Contractor and payable upon satisfactory completion of the project.
    a. A pre-construction inspection of adjacent roads and common areas will be conducted with the existing conditions documented and agreed to by all parties, including the Contractor, the Lot Owner, and the HOA.
    b. When all construction/contractor activity is complete, the Contractor must request a final inspection by the HOA. If necessary, the HOA will send the contractor a letter detailing any damage to the Common Areas determined to be a direct result of their work during the project.
    c. The Contractor may repair the identified damage and then have it inspected again. If the Contractor does not make the repairs, the HOA will perform them and deduct the expense from the Contractor's Deposit. If the Deposit amount is insufficient to cover the entire cost of such repair, the deficiency shall be charged to the Contractor.
2. The Contractor cannot transfer ownership of the Deposit to the Lot Owner.
3. The Deposit applies to all Builders, Landscapers, and Pool Companies.
4. Fines assessed by the HOA during the project will be independent of the Deposit and payable directly by the Contractor in the timeframe established. Fines that are not paid will be assessed against the Lot Owner.
5. This Contractor Deposit Policy supplements the Property Standards & Architectural Guidelines and the applicable Declaration and will remain in force until revoked, modified, or amended.

Property Owner(s):

_____ _____

Print Owner(s) Name(s)

_____ _____

Print Property Address Lot Number

_____ _____

Owner(s) Signature(s)

CONTRACTOR:

_____

Print Name of Company

_____

Print Name of Owner of Company

_____

Print all Contact Phone Numbers

_____

Print Email Address

_____

Print Physical Address of Company

_____

Print Mailing Address, if different

_____

License Number, if applicable

_____

Contractor Signature