

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

P. O. Box 1895

FORT MILL, SOUTH CAROLINA 29716

Contractor's Guidelines and Code of Conduct

The general contractor (GC) is solely responsible for the compliance to the guidelines and code of conduct by all subcontractors, suppliers and workers on the job site. Violations of the guidelines and code of conduct will result in a one-time written notification to the GC with a copy to the homeowner of each violation. If the violation(s) is not corrected within **3 days** of notification, a **\$100.00** deduction will be made from the construction deposit for each violation sited. The homeowner is responsible for a refundable escrow deposit of **\$500.00** to the HOA as insurance for compliance to these contractor guidelines. The balance of escrow deposit refund will be made upon notification to HOA by homeowner of job completion.

1.0 Job Site Construction Hours

- a) No construction allowed before 7:00a.m. without documented approval from the HF HOA Board of Directors.
- b) Construction, with noise which can be heard beyond the jobsite, must be terminated by 6:00p.m. without documented approval from the HF HOA Board of Directors.
- c) No construction with noise which can be heard beyond the job site will be permitted on Sunday.

2.0 Job Site (General)

- a) GC and/or subcontractors will erect only one personal job signage limited in size to 6 square feet. No signage shall be nailed or otherwise fastened to any trees.
- b) GC and/or subcontractors shall keep the construction site and surrounding area free of trash, litter and construction debris. A suitable dumpster for construction debris and a receptacle with lid for non-construction debris are required for the job site. The GC and/or subcontractors shall immediately remove full dumpsters from the job site.
- c) The construction area will be policed for trash and debris on a daily basis. Particular care will be taken on Friday afternoons.
- d) No burning of construction debris is permitted unless authorized in writing by the HF HOA Board of Directors and the Fort Mill Fire Department.
- e) Construction material, equipment and supplies must be stored off the street in an orderly manner.
- f) Portable toilet facilities must be provided. The door must face towards the rear of the job site.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

P. O. Box 1895

FORT MILL, SOUTH CAROLINA 29716

- g) A construction debris barrier of heavy fabric material or straw bales a minimum of two (2) feet high shall be erected on all sides of the construction site. This barrier shall remain in place until construction is completed.
- h) Property lines must be clearly defined. Adjoining properties may not be used by GC and/or subcontractors for access to the job site, storage of material, parking, placement of dumpsters or placement of portable toilets unless written approval from the HF HOA Board of Directors and affected homeowner(s).
- i) The GC is held responsible for damages to the roadway or other property adjacent to the site. Precautions should be taken to avoid damage to asphalt shoulders, drainage guttering and adjacent landscaped areas when moving vehicles of the roadway on to job site.
- j) The GC is held responsible for the cleaning mud, dirt and other debris from the roadway as a result of job site traffic.
- k) Parking of vehicles by GC and/or subcontractors must be on the job site or on the construction side of the street immediately in front of the job site. No parking is permitted on adjacent properties. Placement of construction or other type of trailers on site must have prior approval in writing by the HF HOA Board of Directors.

NOTE: When performing work on both sides of the street, parking shall be on one side of the street only.

- l) GC and Subcontractors will be cautioned on the following:
 - a. No loud or offensive music or offensive language is allowed.
 - b. No dogs are allowed on the job site.
 - c. Warming fires are not permitted.
 - d. Friends and family are not permitted to loiter on the job site.
 - e. All traffic laws are enforced in the community by the York County Sheriff's Department.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

P. O. Box 1895

FORT MILL, SOUTH CAROLINA 29716

Contractor's Agreement

I have read and understood the Huntington Farms Homeowners Association Architectural Review Guidelines and Contractor's Guidelines and Code of Conduct. I agree that I, my workers, my subcontractors and their employees will abide by these guidelines and take prompt corrective action on any items noted by the HF HOA Board of Directors or HF HOA Architectural Review Committee. I agree that any changes that occur to the plans as approved for this permit must be submitted to the HF HOA BoD and ARC before implementing.

Contractor's Signature

Date

Contractor's Name (Please print or type)

Contractor's Address:

Contractor's Contact Information

Email: _____

Phone: _____