

# The Greensward

## Approved Builder Construction Agreement

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The undersigned Builder has applied to The Greensward Property Owner's Association, to become an approved Builder within The Greensward. As an approved Builder, the Builder will be required to comply with certain minimum standards set forth by the Developer and obtain various approvals as required by the The Greensward Declaration of Covenants, Conditions, Easements, and Restrictions and rules and regulations set forth by the developer, the Board or the Architectural Control Committee of The Greensward Property Owner's Association (collectively, "Approving entities") as authorized in the Declaration.

In consideration of becoming an approved Builder, Builder agrees as follows:

1. Compliance. The Declaration contains the architectural standards and procedures set forth, in part, by the Home Plan Approval Application Partial Check List "Check List" made part of this Agreement. Builder agrees to comply with the requirements in the Check List and all other build requirements set forth in the Declaration or promulgated by the Approving Entities at all times. The requirements in the Check List are a partial listing of the requirements set forth in the Declaration and requirements promulgated by the Approving Entities. The Approving Entities retain the right to enact and enforce other rules and regulations concerning the construction activities of Owners and Builders within the Development.
2. Enforcement. If contractor does not comply with the standards, the Approving Entities or their agents may notify Builders of its noncompliance and Builder will, within three days, take all actions necessary to remedy such noncompliance. If Builder does not remedy the noncompliance within such time period, the Approving Entities may take all action necessary to remedy such noncompliance, including self help or legal action for damages or specific performance. If the Approving Entities are required to take any action, legal or otherwise, to enforce this Agreement, they will be entitled to recover from Builder all expenses of remedying the noncompliance, and their costs, including attorney's fees, in remedying the noncompliance or in any legal action take.
3. Non-Exclusivity. The remedies of this Agreement are non-exclusive. By taking action under this Agreement, the Approving Entities do not waive any actions or remedies that they may take under any other agreement or under statutory or common law. By taking any action under this Agreement, the Approving Entities do not waive the right to take any action against the Owner of the lot on which the nonconforming activities are occurring.

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4. Rescission. The Approving Entities may, at their discretion, rescind a Builder's approval to build within the Development and remove such Builder from the approved list of builders, except that Builder may complete any improvements it is currently working on at the time of removal if non-complying work is remedied and all activities are brought into compliance. By being named an approved builder, Builder does not obtain any property right. Any action taken under this Agreement by the Approving Entities will be conclusive and will not be subject to appeal to any body.

IN WITNESS WHEREOF, Builder executes this Agreement as part of its application to become an approved builder and agrees to be bound by its terms.

Builder: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_, Title \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ The Greensward Property Owners Association APPROVES  
Builder as an approved Builder.

\_\_\_\_\_ The Greensward Property Owners Association DENIES  
Builder as an approved Builder.

**The Greensward Property Owners Association**

By: \_\_\_\_\_  
Thomas J. Fleming, President

# The Greensward

## Application For Approved Builder Status

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To become an Approved Builder of The Greensward, each individual builder must meet at a minimum the following requirements and supply documentation to The Greensward Property Owners Association. We reserve the right to make the final decision in all cases.

1. Certificate of Insurance
2. Must have a minimum of 3 years in building homes
3. Must have built at least three (3) homes in the last three (3) years
4. Provide three (3) references from former clients
5. At The Time Of Home Approval Process Provide plans on a house-by-house basis with a minimum of details listed below:
  - a. Design - Minimum 1/8" scale floor plan
  - b. Plot Plans - Minimum of 1" = 30 scale
  - c. Grading Plans - Can be made part of Plot Plan
  - d. Storm Drainage Plan - Include sump pump discharge
  - e. Erosion Control Plan
  - f. Tree Removal Plan
  - g. Landscape Plan - Include cost/budget and Contractor
6. Must actively participate in the The Greensward Community by building spec or pre-sold homes.
7. Please consult and be familiar with all portions of the Recorded Covenants of The Greensward. An Architectural Control Committee ("ACC") also exists that has enacted certain rules and regulations that also affect construction. As an Approved Builder, you will be required to obtain approval from the ACC before you begin any construction related activities or if you make any changes to the original approved plans.
8. Please be certain to submit all pages of the Builder Application and any supplemental documents & photos to our office for approval. Prior to any work being done on any home, the builder must be approved and home plan must be approved.

# The Greensward

## Application For Approved Builder Status

### Builder Information

### Details & Description(s)

Name

President or Presiding Officer

Address

Office Phone

Mobile Phone

Email

Year Business Was Established

Number of Homes Built In Last Three (3) Years

Insurance Carrier

Builders Risk

Liability

City Bond

***\*\*Please Provide Copy(s) of Certificate(s)\*\****

Lake County Contractor's License Number

Proof of Crown Point Builder Status

*Please Provide Additional Materials & Illustrations*

# The Greensward

## Application For Approved Builder Status

### Previous Built Homes In Last Three (3) Years

#### Home/Client One

Name

Address

Phone

Sales Price

Year Built

#### Home/Client Two

Name

Address

Phone

Sales Price

Year Built

#### Home/Client Three

Name

Address

Phone

Sales Price

Year Built

*Please Provide Photo(s) of Each Home Clearly Labeled*

# The Greensward

## Application For Approved Builder Status

### References (Current Lenders or Suppliers)

#### Reference One

Organization \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

#### Reference Two

Organization \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

#### Reference Three

Organization \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

*Please Provide Photo(s) of Each Home Clearly Labeled*