

CONSTRUCTION CHECKLIST
For Lot Owners at Troy Airpark

(Refer to CC&Rs as noted for specific details and restrictions)

1. There shall be no construction of buildings, device or structure, or future height of any trees, that infringe upon the runway approved zone surface area and side transitional surface. (CC&R Para 1)
2. A building shall be a single-family dwelling with at least a 2-car attached garage. (CC&R Para 5)
3. All buildings shall be located according to set-back lines established on the recorded plat, be clear of the side transitional surface (CC&R Para 6) and must be located a minimum of 10 feet from any interior lot line. (CC&R Para 7)
4. No temporary structures (modular home, trailer, basement, tent, or shack) shall be used at any time. All outbuildings (such as barns, sheds, airplane hangars and unattached garages) must be approved by the Trustees 30 days prior to construction. (CC&R Para 8)
5. Dwelling shall be constructed of new materials (except brick or stone) and have a first-floor area of not less than 1800 sq. ft. (one-story, split-foyer, split-level). If more than one-story, must have a first-floor area of not less than 1060 sq. ft. and total living area of no less than 1800 sq. ft. (CC&R Para 9 & 10 a)
6. All dwellings must have a width at the street that it fronts of not less than 58 lineal feet (including attached garage), except that a one-story dwelling must be 60 lineal ft. in width at the street that it fronts. (CC&R Para 10 a & b)
7. All garages and airplane hangars shall be side or rear entry unless approved by the Trustees 30 days prior to construction. (CC&R Para 10 e)
8. Construction plans, specifications, and a plan showing the location of the structure(s) must be approved by the Trustees as indicated in CC&R Para 12 with regard to:
 - a. Quality of workmanship and materials
 - b. Harmony of external design with existing structure
 - c. Locations with respect to topography
 - d. Finish grade elevation.
9. Construction shall be completed within 360 days after plan approval. Landscaping shall be completed within 60 days after the residence and improvements are completed. (CC&R Para 12)

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10. No additions of any type shall be made to the original structure unless approved in writing by the Trustees. (CC&R Pare 19)
11. No open sewerage* or drainage system shall be permitted for the disposal of the sewage or water from internal household. (CC&R Para 25)
12. Lot owners are responsible for cleaning and maintaining the street, runway and/or taxi-way to lot owner's lot, free and clear of any debris or obstructions which include rocks, accumulation of mud and/or dirt and the like.
(Amend CC&R Para 1)

ADDITIONAL GUIDELINES:

13. Lot owners should submit 2 sets of drawings to the Trustees consistent with CC&R Para 12. When approved, both sets of prints will be signed by the Trustees. One set will be returned to the lot owner and the 2nd set will be kept in the Trustee's file for the lot. Any changes to original plans must be re-submitted to the Trustees for review and signed approval.
14. At an agreed upon time, before any construction can begin, the lot owner and the Trustees shall walk the streets that the contractors/sub-contractors will use during construction. Notes and pictures of existing street conditions should be taken. The Trustees may suggest certain preparations for the entry and exit of vehicles from existing roads and the location of covers and signs to direct traffic to the construction site. Once agreed upon, signed copies of notes and pictures will be issued to both parties. After construction is completed, lot owner is responsible for inspecting the construction site and taxiways used, and making repairs as necessary.
15. Short cones with signs directing contractors to the construction site must be placed such that low wing aircraft can easily clear cones and signs.
16. Each lot owner will ensure that any commercial vehicles such as work trucks, cement trucks or any type of construction vehicle will be parked on lot owner's lot or driveway. Under no circumstances shall any commercial and/or construction type vehicle be allowed to park on the street (Amend CC&R Para 1). In order to preserve our roads and prevent costly repairs, the lot owner should request that the contractor/sub-contractor run light loads if possible.

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17. A construction project shall be defined as building a home and/or outbuildings (including garages, hangars and storage sheds). as allowed by the current Covenants, Conditions, and Restrictions. (Amend CC&R Para 3 a) This includes any repairs, rehabilitation, maintenance of existing structure on the lot to include, but not limited to, any roofing, concrete, gutter, Foundation, siding, landscaping, fencing, sewer or septic and/or water well. (Amend CC&R Para 3 b)
18. Prior to commencement of any construction project, lot owners shall provide proof of financial responsibility/bond (or, in lieu of a bond, a check deposited with the Troy Airpark Trustees) in accordance with each of the specific requirements as stated in Amendment CC&R Para 3 c & d.
19. For small projects, in lieu of a Bond (or deposited check), a Letter of Responsibility may be accepted. (See Guidelines for Letter of Responsibility)