

**GOLDEN SANDS HOME BUILDERS ASSOCIATION
2019 PARADE OF HOMES PARTICIPATION AGREEMENT**

BUILDER'S NAME _____

NUMBER OF HOMES IN PARADE _____

MANDATORY PARADE OF HOMES BUILDER MEETING

9:00am, February 20, 2019 at the GSHBA office.

\$100 fee for not attending

All participating builders or a representative must attend

Representatives cannot be a participating builder.

Dates of 2019 Parade of Homes shall be **May 31 – June 3, 2019**. Hours that the homes will be open:

Friday and Monday, 4:00pm – 8:00pm, Saturday and Sunday 11:00am – 6:00pm.

Builder must be a builder member of the Golden Sands Home Builders Association (GSHBA) before June 1st, approximately one (1) year, prior to the Parade dates, and be in good standing with GSHBA. A non-member builder who joins the association after June 1st and wishes to enter a home in the Parade must pay two (2) years membership in the GSHBA. All homes entered in the Parade must have been started after **November 15, 2017**. Exceptions will be reviewed by the Board of Directors on a case by case basis.

Participants in the Parade of Homes shall pay fees as listed by GSHBA:

Entry Fee Check: Due February 20, 2019, \$1,100.00 – 2nd Home \$500.00 . No entries accepted after February 20, 2019.

A refund of \$500.00 for the first home (\$250.00 for 2nd home) will be made if the following conditions are met:

- A. Builder follows all the rules herein and the Parade of Homes Code of Conduct. **Code of Conduct:** All Parade of Homes participants will conduct themselves in a professional manner. This meaning any participant accused of behavior construed as detrimental to the association and its members will be dealt with in a timely manner before the Parade of Homes Committee. The concerned parties will be asked to present their side of the complaint. If one of the parties is not present, they will accept the decision of the Parade Committee with no additional recourse. These matters will be handled by the Parade Committee and no legal counsel allowed to participate. Recommended penalties to be as followed: **fine of \$200.00 and/or removal from Parade of Homes for the following two years and/or expulsion from the Parade of Homes.**
- B. Home is completed on or before **May 29th**, and meets final approval of the Parade inspections.
- C. All Parade materials are returned on or before **June 6th** (i.e. signs, unsold tickets, money, etc.) Office hours are Monday thru Thursday, 8am – Noon. Builders not returning material by **June 6, will be fined \$100.00. NOTE:** All ticket money must be paid by check (no cash) and the total of tickets and check must match the value of the tickets that were given for that house. **NO CHECKS FROM THE PUBLIC WILL BE ACCEPTED.**
- D. Builder must have booklet information in on or before deadline date, if information is not in a **\$100.00 fine** will be levied on Participant.
- E. Subcontractors & Suppliers. Non-GSHBA member subs or suppliers may NOT be listed as part of the builder's Parade Book advertisement or advertise anywhere on the premises during the Parade. **A warning notice and a \$50.00 fine** will be assessed per sub or supplier who is a non-GSHBA member advertising anywhere on the premises during the Parade. All non-GSHBA member advertising materials from the Parade Home must be removed or covered from public view immediately – for the entire show. A GSHBA representative will be verifying the builder has complied with the warning notice. If the builder has allowed the non-GSHBA member to continue advertising for each additional violation that occurs after the warning **a fine of \$400.00** will be assessed. Should a non-GSHBA member be used, the builder must make a reasonable attempt to get the non-GSHBA member to join the association. The builder must provide the GSHBA office with the non-GSHBA member's name, address, and phone number for use by the association's Membership Committee. Subcontractors and suppliers that sell to the general public need to be GSHBA members to advertise in the Parade of Homes, other than manufacture's logos.
- F. All fines and fees are per home entered and covered under this contract.
- G. Homeowners Display – Homeowners of the Parade of Homes (who are not GSHBA members) are allowed to display their product without prices. Example: Parade Home includes a jewelry studio for the homeowner. Any of the jewelry can be out and displayed but no price tags should be visible. Builder must check with Parade of Homes Chair about signage and any other questions or concerns.
- H. Any house that is in the Parade of Homes that is staged by a GSHBA member is allowed to leave the price tags on their items.
- I. Duplex's are eligible. Zero lot line homes will be treated as individual homes. Both sides must meet exterior requirements.
- J. Remodeling projects are not eligible.
- K. The builder, or a representative, will be at the home at all scheduled times. Homes will be open 15 minutes prior to listed Parade hours. It will be the Participant's responsibility to have someone at the entrance to handle admissions, and be responsible for tickets and monies collected, at all times. **All Participants must sell tickets at their homes.**

Initials

FOLLOWING ARTICLES MUST BE ON FILE AT THE GSHBA OFFICE BY:

February 20, 2019 – FINAL SUBMISSION DATE

- **FRONT ELEVATION DRAWINGS:** An electronic, digital file 7 ½ inches with 300 dpi (dots per inch) in either a TIFF, JPEG or PDF file format must be submitted to the GSHBA Office or E-mail office@gshba.net. Those not submitted on time will be fined \$100.00 per entry.
- **ENTRY FEE AND SIGNED PARTICIPATION AGREEMENT:** Must be submitted to the GSHBA office.
- **CONTRACTOR CERTIFICATION NUMBER:** Copy of the Builders Contractor Certification Card.
- **ADDRESS AND DIRECTIONS:** Builder must submit to the office, address of Parade Home, written directions, and a map to home.

THERE WILL BE NO REFUNDS AFTER FEBRUARY 20, 2019.

March 6, 2019

- **BOOKLET INFORMATION:** Parade Book advertising fees, schedules, and policies shall be set by the Parade Committee. All information must be in the office by **March 6, 2019**. The Participant is responsible for proofreading their own advertising information. The Participant is entitled to one (1) page in the Parade Book, which will be devoted to the promotion of the Parade model entered. Participants will have the 1st option to purchase the page opposite this page but must notify the GSHBA office by **March 6, 2019**. **Builders not having their participant page information in by March 6 will be fined \$100.00.**
- **STARTING DATE EVIDENCE:** Builder must submit to the office evidence of starting date of Parade Home (Building Permit, etc.) If home has not been started by **March 6th, 2019**, builder shall submit copy of the Building Permit when received. Participating builder is required to be listed on building permit as “General Contractor.”
- **CERTIFICATE OF INSURANCE:** Participants shall furnish to the GSHBA office, certificate of insurance (showing minimum limits of \$500,000 per occurrence/\$1,000,000 per aggregate for bodily injury and property damage. GSHBA/Parade of Homes should be listed as Additional Insured on said General Liability policy. Participants shall also confirm that there is Workman’s Compensation coverage in force with statutory limits) on or before **March 6, 2019**.

April 3, 2019

- **APPROVED BOOKLET PROOF:** Builder must approve proof copy of booklet information page to Parade Home(s) by **April 3, 2019**. Builders not sending back signed copy by **April 3, 2019** will have their parade home page printed as shown and **fined \$100 per entry**.
- **ADDRESS AND DIRECTIONS PROOF:** Builder must approve copy of map and directions to Parade Home by **April 3, 2019** or have their direction and map information printed as shown. **Those not approved on time will be fined \$100.00 per entry.**

May 29, 2019

- **CERTIFICATE OF INSPECTION:** The GSHBA Certificate of Inspection must be on file in the GSHBA office by 9:00am on **Wednesday, May 29, 2019**. If not on file, the home will be pulled from the Parade. **NO REFUNDS, NO EXCEPTIONS.**

HOME MUST BE COMPLETED TO THE FOLLOWING MINIMUM REQUIREMENTS:

- A. Must meet the State Uniform Dwelling code and pass an inspection by a Certified Building Inspector on or before **May 29, 2019**. It is the Participants responsibility to have the Inspector sign the Certificate of Inspection (said Certificate must be the Certificate of Inspection that has been approved by the Parade Committee).
- B. Front entrance completed with sidewalks and porch so entry is finished and accessible during the Parade of Homes.
- C. All systems must be function, and the house must be in a “Show Quality” condition. No work is to be performed during inspection.
- D. All safety features must be met, including two function exits from the first floor.
- E. Floor coverings throughout (properly installed).
- F. Cabinets and all trim installed.
- G. Rough grade completed and all debris removed.
- H. Light fixtures, mirrors, and plumbing fixtures installed.
- I. All unfinished steps, decks and basements must be blocked off to prevent entrance and have signage (i.e. “Not Available for Viewing”).
- J. Driveway apron and sidewalk installed.

The only exceptions to having the house completed are:

EXTERIOR: Painting, Staining, Finished landscaping, Patios and/or decks

INTERIOR: Painting of walls, **Wallpaper**

All model homes shall be kept in clean condition (i.e. floors, windows, but not limited to those items) during the Parade of Homes. Occupied homes shall give the appearance of a new home.

Initials

PARADE COMMITTEE INSPECTION OF PARADE MODEL HOMES WILL BE AS FOLLOWS:

- A. Certificate of Inspection must be in the office by **9:00am May 29, 2019. Homes will not be inspected if certificate is not on file.**
 - B. 1st Inspection – **May 29, 2019**, the inspection will be done by the Association President, President Elect and the Parade of Homes Committee Chair. Co-Chair will attend inspection, but not be a voting member. They will inspect each home and determine eligibility. All requirements must be met at time of inspection.
 - C. All Participants are required to cooperate with the inspection personnel.
 - D. All homes must be open for the inspection tour.
 - E. If a re-inspection is necessary, a **\$100 fee** will be levied on the Participant for each time a re-inspection occurs.
 - F. If the inspection committee, at the re-inspection, determines that the house is incomplete there will be **NO REFUND OF FEE AND THE HOUSE MAY BE PULLED FROM THE PARADE.**
 - G. Builders will receive for each home; tickets, booties, yard signs and directional signs. Items must be picked up at the office **on/before noon on May 29, 2019.**
 - H. There will be no refund of any fees, if the participant does not follow the Parade Committee rules.
 - I. Inspection and compliance is the sole responsibility of the inspection committee, consisting of the current President, President Elect, and Committee Chair. Any concerns raised by other persons participating in the tour shall be directed to the inspection committee. If further action is deemed necessary, it will be the sole decision of the inspection committee. No other person shall initiate any action other than notifying the inspection committee.
- The inspections that are required/provided by the GSHBA do not imply that the model home(s) meet all code requirements. All code compliance items are the sole responsibility of the builder.
 - Participant agrees to accept sole responsibility for the security of his or her model home.
 - There shall be no open house of the home prior to the Parade of Homes that advertises that this is a Parade of Homes model home (open houses that do not advertise that it is a Parade model are permitted). Parade Home(s) shall not be advertised as “Parade Model” prior to Parade.
 - No participant, nor his or her agent, shall have an open house or display any eligible inspected home built by a participating builder during the period of the Parade of Homes, other than the home that is entered in the Parade. Non-compliance with this rule will result in no refund of any entry fees.
 - The Participant will receive ten (10) complimentary Parade of Homes tickets (per home entered in the Parade).

PENALTIES: The penalty for not abiding by the Parade rules (in addition to penalties listed elsewhere in these rules) may be a **fine of \$200.00 and/or removal from Parade of Homes for the following two years and/or expulsion from the Parade of Homes.** All penalties will be decided by the Parade of Homes Committee, and approved by the Board of Directors.

- Any deviations from this Parade Agreement, as adopted by the Parade Committee at the beginning of fiscal year, must be agreed to by the majority of the attending Parade of Homes Committee members, and approved by the Board of Directors.

I, THE UNDERSIGNED, AS A BUILDER PARTICIPANT IN THE CURRENT PARADE OF HOMES, HAVE READ ALL THREE PAGES OF THIS CONTRACT AND DO HEREBY AGREE TO ABIDE BY THE OPERATING RULES AND REGULATIONS OF THE PARADE OF HOMES AS SHOWN IN THE AGREEMENT ABOVE. I FURTHER AGREE, THAT IN THE EVENT OF A MISUNDERSTANDING OR DISPUTE REGARDING ANY OF THE RULES AND REGULATIONS LISTED IN THIS AGREEMENT, TO ACCEPT THE DECISION OF THE PARADE OF HOMES COMMITTEE AS FINAL. I HAVE RECEIVED A COPY OF THIS AGREEMENT, AND UNDERSTAND ITS CONTENTS.

X _____
Builder Member Signature

Date