

**GOLDEN SANDS HOME BUILDERS ASSOCIATION
2024 PARADE OF HOMES PARTICIPATION AGREEMENT**

BUILDER'S NAME _____

NUMBER OF HOMES IN PARADE _____

Dates of 2024 Parade of Homes shall be **September 6 – September 9, 2024**. Hours that the homes will be open:
Friday and Monday, 3:00pm – 7:00pm, Saturday and Sunday 11:00am – 6:00pm.

Builder must be a builder member of the Golden Sands Home Builders Association (GSHBA) in good standing with no open invoices aged greater than 90 days. All homes, remodels and additions are welcome to enter to be in the Parade of Homes and will be subject to the Parade of Homes Committee for review for approval.

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

Entry Fee Check: Due May 1, 2024, \$2,500.00, of which \$1,900 is non-refundable – **2nd Home \$1,500.00**, of which \$1,400 is non-refundable.

- A. Builder must follow 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 \$250.00 and/or removal from Parade of Homes for the following two years and/or expulsion from the Parade of Homes.**
- B. Home is to be completed on or before **September 4**, and meets final approval of the Parade inspections.
- C. All Parade materials should be returned on or before **September 10** (i.e. signs, unsold tickets, money, etc. Builders not returning material by **September 10, will be fined \$250.00**. **NOTE:** The total of tickets and money must match the value of the tickets that were given for that house.
- D. Builder must have booklet information in on or before deadline date, if information is not in a **\$250.00 fine** will be levied on Participant.
- E. 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. Non-members are not permitted to advertise in any fashion in or around a parade home. **A \$250.00 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, an additional **fine of \$250.00** will be assessed.
- F. Parade builders are **REQUIRED** to provide the GSHBA office with names and as much contact information as possible for all subcontractor and suppliers used on the Parade home. Should a non-GSHBA member be used, the builder must make a reasonable attempt to get the non-GSHBA member to join the association. Subcontractors and suppliers that sell to the public need to be GSHBA members to advertise in the Parade of Homes, other than manufacturer's logos.

Initials

- G. All fines and fees are per home entered and covered under this contract.
- H. Homeowners Display – Homeowners of the Parade of Homes (who are not GSHBA members) are NOT allowed to display their product for sale with or without prices.
- I. 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.
- J. Duplexes are eligible. Zero lot line homes will be treated as individual homes. Both sides must meet exterior requirements.
- 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.**
- L. **All Participating Builders are required to provide one hour service hour towards parade duties delegated by the Parade of Homes Committee.** These may include putting out yard signs, banners, dropping off advance tickets and more. If the one hour is not met the builder will pay a **\$250 fine**.
- M. Participating builders grant Golden Sands Home Builders Association the right to take photographs and video (including drone footage) of the property entered in the Parade of Homes. They authorize the use and the right to publish the photos and video in print and/or electronically for publicity, illustration, advertising, and web content.

May 1, 2024 – FINAL SUBMISSION DATE. THE FOLLOWING ARTICLES MUST BE ON FILE AT THE GSHBA OFFICE:

- **CONSTRUCTION GRADE PRINT IN ELECTRONIC FORM:** An electronic CAD file will need to be sent to office@gshba.net.
- **ENTRY FEE AND PARTICIPATION AGREEMENT:** Agreement must be signed and include a completed subcontractor list. Must be submitted to the GSHBA office. This includes the form listing subcontractors and suppliers used in the Parade Home. The GSHBA member subcontractors will be listed in the Parade of Homes book.
- **CONTRACTOR CERTIFICATION NUMBER:** Copy of the Builders Contractor Certification Card.
- **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).
- **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 MAY 1.

May 30, 2024

- **BOOKLET INFORMATION:** Parade Book advertising fees, schedules, and policies shall be set by the Parade Committee. All information must be in the office by **May 30**. 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 **May 30** **Builders not having their participant page information in by June 1 will be fined \$250.00.**

Initials

- **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 May 23, builder shall submit copy of the Building Permit when received. Participating builder is required to be listed on building permit as “General Contractor”.

June 12, 2024

- **APPROVED BOOKLET PROOF:** Builder must approve proof copy of booklet information page to Parade Home(s) by **June 14**. Builders not sending back signed copy by **June 12**, will have their parade home page printed as shown and **fined \$250 per entry**.
- **ADDRESS AND DIRECTIONS PROOF:** Builder must approve copy of map and directions to Parade Home **by June 12** or have their direction and map information printed as shown. **Those not approved on time will be fined \$250.00.**

August 6, 2024

- **Mandatory Meeting at 9:00am at Stevens Point Log Homes to pick up promotional materials to be distributed for the Parade.**

September 4, 2024

- **CERTIFICATE OF INSPECTION:** The GSHBA Certificate of Inspection must be on file in the GSHBA office by 9:00am on **Wednesday, Sept 4**. If not on file, the home will be pulled from the Parade. **NO REFUNDS, NO EXCEPTIONS.**
- **MANATORY PICK UP MEETING** - Parade Builders are required to attend the meeting on **September 4** to pick up the following items for each home; tickets, booties, yard signs and directional signs. **If the meeting is not attended and the items are not picked up at the meeting, the builder will be fined \$250.**

HOME MUST BE COMPLETED TO THE FOLLOWING MINIMUM REQUIREMENTS:

- Must meet the State Uniform Dwelling code and pass an inspection by a Certified Building Inspector on or before **September 4**. 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).
- Front entrance completed with sidewalks and porch, so entry is finished and accessible during the Parade of Homes.
- All systems must be functional, and the house must be in a “Show Quality” condition. No work is to be performed during inspection. All safety features must be met, including two functions exits from the first floor.
- Floor coverings throughout (properly installed).
- Cabinets and all trim installed.
- Rough grade completed and all debris removed.
- Light fixtures, mirrors, and plumbing fixtures installed.
- All unfinished steps, decks and basements must be blocked off to prevent entrance and have signage (i.e. “Not Available for Viewing”).
- 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 September 6.**
- B. 1st Inspection – **September 4**, 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. There will be no refund of any fees, if the participant does not follow the Parade Committee rules.
- H. Inspection and compliance are 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 \$250.00 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 the 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 FOUR 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

2024 PARADE OF HOMES REQUIREMENTS WITH DATES AND FINES

- **May 1 – ALL required entry items (see contract above for list) submitted to the office** Yes () No () \$250

- **All Mandatory Meetings were attended**
 - August 6 – Mandatory Parade Meeting** Yes () No () \$250
 - Sept 4 – Parade Pick Up Meeting** Yes () No () \$250

- **May 30 – Booklet Information submitted** Yes () No () \$250

- **June 12 – Booklet Info and Address Directions Proof Approved** Yes () No () \$250

- **One hour of Parade Service** Yes () No () \$250

- **September 4 - Passed Inspection (see inspection form)** Yes () No () \$100 if reinspection was needed

- **All Advertising at Parade Home was limited to GSHBA Members** Yes () No () \$250 per occurrence

- **September 10 – All Parade Materials returned (*signs, unsold tickets, ticket money, etc.*)** Yes () No () \$250