

Lakes at Timber Cove Contractors' Rules and Reminders

Property Owner: These Contractors' rules are designed to protect your Association's property and value, and minimize nuisances to neighbors during the construction process. Please ensure that your contractor, all subcontractors and delivery persons receive and abide by these rules.

Front Gate: The front gate is programmed to be open during all daylight hours. DO NOT PUSH on the gate with a vehicle... it will break it and cause an expensive repair. In an emergency or malfunction, the gate may be disconnected with the hitch pins and opened manually. DO NOT FORCE THE GATE OPEN AS SERIOUS DAMAGE WILL RESULT.

Speed Limit: Please observe the posted speed limits of 25 MPH. CHILDREN MAY BE PRESENT AT ANY TIME.

Private Roads: All roads and roadside ditches in the Lakes at Timber Cove are private roads. Any damages to roads or ditches must be repaired by those so causing. Mats, tires or other cushioning devices should be used when unloading any heavy equipment. Contractor is responsible for all damages to private roads and drainage ditches.

Erosion: Erosion or wash out of materials from the lot into drainage ditches or onto adjoining property during construction must be prevented. Contractor is responsible for any clean-up required.

Mud: Contractor responsible for cleaning any mud or dirt clods left on roads.

Drainage Ditches: No driving across the roadside drainage ditches and swales - tracks mud and disfigures drainage. Any damage to drainage swales will require regrading - at owner's expense. The ditches, like the roads, are privately maintained by the HOA, not the County.

Concrete Wash-out: Concrete trucks should wash out on the owner's lot or other prearranged area. DO NOT wash out in the roadside ditches or other HOA areas.

Trash: Please keep trash contained (fence circles or dumpster). Owner is responsible for any trash that blows off of property. Daily pickup is required.

Other Reminders and Tips:

- Driveway culverts must be 18" concrete pipes only (no metal or plastic pipes)
- Driveway culverts should be installed first, to avoid damage to roadside swales.
- Set driveway culverts 2 inches below the existing flow line of the roadside swale (the 2 inches are to allow for backfill).
- Shingles: must be dimensional-type (not 3-tab)
- Mailboxes: Contact the Post Office before setting. They have specific placement locations.
- Road: No structures (mailboxes, curbs) may be closer than 12" from edge of road pavement.
- Any changes to plans - require resubmission and re-approval of the ACC, in advance

Received: _____

_____ Date

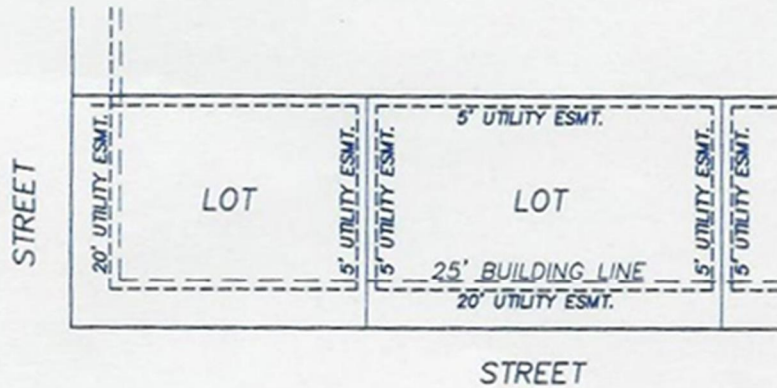
_____ Date

Scans from LATC Plat

NOTE

5' UTILITY EASEMENT ON EACH SIDE LINE
OF EACH LOT

10' DRAINAGE AND INUNDATION EASEMENT
ALONG ALL REAR LOT LINES ADJOINING
LOT 1, BLOCK D.



TYPICAL LOT DETAIL

N.T.S.

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS

All residential structures on Lots, in Blocks A and B, shall have a minimum finished floor elevation of 720.50 feet, or 1 foot above the 100 year water surface elevation of Restricted Reserve #1

Elevations were determined by TCCI CONSULTING ENGINEERS.

#	Required Item		When Required	Date Completed
1	Fully completed and signed application form		Initial Submission	
2	Plot Plan - showing location of the proposed improvements, relation to any existing improvements, distances from property lines, setback lines, and any other pertinent items. Any easements for drainage, utilities, etc., shall be clearly shown		Initial Submission	
3	Set of drawings of the proposed structure showing the Elevations – all sides (top, front, side, and rear exterior views) and identifying all exterior materials, and colors; overall dimensions (length, width, height) of the structure.		Initial Submission	
4	Color samples for all colors involved should be included, if possible. If color listed on application is not definitive enough to determine acceptability (i.e. white or gray), then approval of application may be delayed until color samples are provided.		Initial Submission	
5	Floor plan – showing the calculated square footage of living area (Living area as defined by ASTM) and other areas under roof (covered porches, garage)		Initial Submission	
6	Landscaping plan - showing flower beds, type of borders to be used (material), ground cover, size and location of trees, bushes, and shrubs; and specifying seed or sod and areas to be covered, (may be sketched on Plot Plan)	Preliminary	Initial Submission	
		Final	Prior to Framing	
7	Foundation plan – with Engineer's seal		Prior to Start of Construction	
8	Locational and dimensional verification by ACC		Prior to Start of Construction	
9	Changes in plans or construction affecting location or alteration of major features such as house layout, roofline, exterior materials or style, colors, landscape items		Prior to execution	