

Section 5.6 BUILDERS/CONTRACTORS "CODE OF CONDUCT" – (Form E)

To ensure construction sites and major renovation sites are kept neat and orderly the following rules have been adopted by the Architectural Review Committee and will be enforced.

1. Access to the development receive Property Passes for themselves and Sub-Contractors shall be covered in the limits of work inspection and review of **Building Policies and Procedures (Form D)** and **Builders/Contractors "Code of Conduct" (Form E)** with Builder/Contractor. Contractors guest list form shall be provided by the ARC at this meeting.
2. Hours of operation: Hours of operation are listed in **Section 5.5**. Opening times are seasonal. Contact GM for details.
3. The Builder/Contractor is required to provide a litter container (dumpster) ON BUILDING SITE, unless written approval by ARC is given to place dumpster ON STREET, for use by employees, sub-contractors, and tradesmen. The construction site should be neat and tidy, using dumpster for all construction debris. The dumpster should never be full and overflowing. It is to be kept functional and must be removed from site at the end of the job. Dumpster must be removed from the site as often as possible and display safety cones around it at all times.
4. The ARC approval letters, and Rabun County permits must be posted in a WEATHER-PROOF Job Box onsite to include a full set of plans, county permits and approval letters.
5. No tradesman signs of any kind shall be displayed to the public view on any building lot. A builder can display one (1) sign of not more than four hundred-thirty-two (432) two hundred (200) square inches in size denoting only the name of the builder, provided the sign has been pre-approved by the ARC regarding color, wording and size.
6. The speed limit for streets in the Waterfall at Lake Burton is **23 mph**. Violators may have their access entry passes permanently revoked.
7. Daily Clean up: The street should be kept free of sand, gravel and dirt, and if necessary, swept daily at the end of the workday. All abutting pavements and adjacent curb and guttering, if existing, must be protected from damage by construction equipment, and any/all damage must be fully repaired before return of Compliance Deposit.
8. All trucks hauling trash and loose materials are to be covered or have a tarpaulin to restrict contents from blowing out. Concrete pumps and trucks must protect streets during work being performed. Spillage shall be physically removed before being washed down the street.

9. Contractors' and subcontractors' vehicles and equipment may not obstruct the streets. Parking on properties other than the construction site requires permission of the owners. Please minimize work vehicles to (5) and park on property whenever possible, NOT on street. However, if parking on the street is necessary, the ARC requires traffic cones be used to mark parked trucks and equipment. Any overnight parked vehicles, dumpsters or equipment must have proper safety reflectors displayed.
10. Streets and private driveways are private and are not to be blocked for any reason.
11. Properties other than those where construction is taking place are private; no trespassing allowed. The corners of any property being developed must be clearly marked and all construction activities need to be limited to your parcel unless prior written arrangements are made with any adjacent lot owner.
12. There will be no loitering on job sites or the Waterfall property after working hours.
13. Fishing, hunting and use of Waterfall Club facilities are specifically prohibited.
14. All vehicles are required to have proper muffler systems, and all job-site noise is to be kept to a reasonable level. Workers shall not play radios, tapes, boom boxes, etc. No loud talking, yelling or vulgar language are permitted.
15. Port-a-Johns are required on each job and must be removed immediately upon project completion. When possible, portable toilets should be located so they are not visible from the road, neighbors, or golf course and should be placed on property before excavation for footings.
16. All construction materials must be stored on the property, not in the street. No construction materials may be placed on adjacent property without ARC written permission.
17. Personal pets are excluded from job-site properties WITHOUT EXCEPTION.
18. Contractor, sub-contractor and tradesmen are required to comply with all OSHA safety regulations in the course of their work.
19. Contractors will be required to gain permission from the ARC prior to any road trenching. The ARC will issue a permit for such work, which delineates procedures for protection of underground utilities and the general public. The Contractor and Owner are responsible for damage to utilities. Contractor must contact EMS prior to any sewer or water hookups.
20. No job-site fires are allowed.
21. Absolutely NO BLASTING is permitted on site without twenty-four (24) hours' notices to the ARC and Waterfall Security (Mountain Patrol). Steel-mesh blankets or large quantities of dirt other protections must be used to control dynamiting activities.
22. Contractors must control the use of the community potable water by their employees and sub-contractors. Water meter must be approved and set by the WF community prior to any use. Do not connect or use unmetered or unprotected pressurized water.
23. The Owner or Contractor will not be permitted to change the design of the structure during construction without the approval of the Architectural Review Committee.

24. **Erosion Control Measures:** The following protection is required:

The Owner/Builder of the property must file a Notice of Intent for Secondary permittees with the Georgia Department of Natural Resources EPD Division. The following internet address will provide you with the necessary NOI form:

([https://epd.georgia.gov/search?search=noi%20form&sm\\_site\\_name=epd](https://epd.georgia.gov/search?search=noi%20form&sm_site_name=epd).)

- a. Prior to stripping the soil, silt fencing must be in place. (We have found wire-back silt fence is more effective and less costly to maintain.)
- b. As clearing progresses, provide temporary diversions, barriers, mulch, etc., to minimize erosion within the limits of construction during construction operation.
- c. Regularly monitor and remove collected sediment to maintain the barriers in effective condition.
- d. Revise temporary protective measures as site conditions are changed. Do not permit gaps in the protection.
- e. Stabilize slopes promptly after any disturbance of soil.
- f. To avoid tracking mud from the site onto the paved roadways, place temporary aggregate base course on driveway with at least 30 or 40 feet of #4 stone, until such time of driveway installation.
- g. Complete any pavements or walks as called for on the drawings.
- h. finish grade and establish permanent rye grass until landscape installation.
- i. Remove and dispose of temporary protective devices and accumulated sediments and provide final stabilization where required.

**Additional ARC Fees**

25. If ANY of the above policies are ignored:

- a. The builder owner and contractor will be notified in writing, phone, or email to correct the problem immediately.
- b. The second offense will result in a \$100 fine.
- c. All subsequent violations will be subject to a \$250 fine: and
- d. All fines will be deducted from the homeowner's Compliance Deposit Performance Guaranty Fee.
- e. If a builder causes additional inspections or plan reviews for changes, the ARC may impose additional "Review" fees above the \$2500 previously paid.

**Builder/Contractor:** \_\_\_\_\_ **(Signature)** \_\_\_\_\_

**ARC Chair:** \_\_\_\_\_ **(Signature)** \_\_\_\_\_ **Date:** \_\_\_\_\_