



ECHELON HOME BUILDER AGREEMENT

October 2024

IN ORDER TO EXECUTE AND MAINTAIN THE REQUIRED HIGH STANDARD OF HOME BUILDING IN THE COMMUNITY OF ECHELON, ALL BUILDERS WILL BE SUBJECT TO A PRIOR VETTING AND APPROVAL PROCESS WHERE HOME PRODUCT, EXPERIENCE, AND QUALITY OF PAST HOME BUILDING WILL BE BOARD REVIEWED AND DETERMINED. IN ADDITION TO DEMONSTRATING A PROVEN RECORD OF QUALITY HOME BUILDING IN THE LUXURY SECTOR, AND IF APPROVED, ALL BUILDERS WILL AGREE TO BUILD ACCORDING TO THE FOLLOWING PROCESSES, RULES, AND REQUIREMENTS:

I _____, of _____,
building at lot # _____ Echelon.

Print Builder Name: _____

Print Company Name: _____

1. BUILDER WILL SUPPLY COPIES OF AND ATTACHED TO EXECUTED AGREEMENT:

- A. GENERAL CONTRACTORS LICENSE
- B. INSURANCE, WORKMAN'S COMPENSATION
- C. BOND
- D. NAMES, ADDRESSES, AND PHONE NUMBERS OF 5 PREVIOUS HOME BUILDING CLIENTS IN THE ATLANTA METRO AREA
- E. NAMES OF COMMUNITIES WHERE BUILDER HOMES WERE/ARE BUILT
- F. BUILDER AND COMPANY NAME, ADDRESS, EMAIL AND PHONE NUMBER
- G. CONTACT INFORMATION OF ANY PROJECT MANAGERS, SUPERVISORS, ON-SITE MANAGERS AS APPLICABLE Initials _____
- H. CONTACT INFORMATION FOR HOMEOWNER IF APPLICABLE

2. BUILDER WILL SIGN THE BUILDING AGREEMENT REQUIREMENTS, WHERE BUILDER AGREES TO AND IS OBLIGATED TO FOLLOW ALL COMMUNITY COVENANTS, RULES, REQUIREMENTS, BYLAWS, GUIDELINES, AND PATTERN BOOK AS WRITTEN/STATED IN THE ECHELON GOVERNING DOCUMENTS. BUILDER WILL BE SUBJECT TO THE GOVERNANCE AND AUTHORITY OF THE ACTING BOARD OF ECHELON AND/OR REPRESENTATIVES OF THE ARCHITECTURAL REVIEW COMMITTEE (ARC). BUILDER AGREES TO BE RESPONSIVE TO DIRECTIVES AND REQUESTS TO UPHOLD REQUIRED BUILDER REQUIREMENTS AND RESPONSIBILITIES. Initials _____

***WILLFUL REFUSAL, NEGLECT, OR FAILURE TO COMPLY WITH GUIDING REQUESTS AND DIRECTIVES OF THE ARC, BOARD MEMBERS, APPROPRIATE LEGAL TEAM MEMBERS AND/OR MANAGEMENT REPRESENTATIVES IN ACCORDANCE WITH ECHELON COMMUNITY DOCUMENTS WILL RESULT IN IMMEDIATE FORFEITURE OF THE \$10,000.00 CONTRACTOR FEE SUBMITTED WITH BUILDING APPROVAL APPLICATION. IN ADDITION, BUILDER WILL LOSE HIS/HER "APPROVED" STATUS AND GIVE UP HIS/HER GOOD STANDING PRIVILEGES TO BUILD IN ECHELON. Initials _____**



3. UPON WRITTEN ARC APPROVAL OF SUBMITTED BUILDING PLANS AND COMMENCING UPON LOT CLEARING, BUILDER HAS 1 YEAR TO COMPLETE BUILDING OF HOME AND LANDSCAPE PROJECT. CERTIFICATE OF OCCUPANCY OR FOR SALE SIGN SHALL OCCUR BY 12 MONTHS WITH A 6-MONTH MAXIMUM GRACE PERIOD EQUAL TO OR LESS THAN 18 MONTHS ACCORDING TO ECHELON COMMUNITY REQUIREMENTS. Initials_____

***FAILURE TO COMPLETE HOME AND LANDSCAPE PROJECT WITHIN THE 12 MONTH GUIDELINE WITH MAXIMUM 18 MONTH TIME FRAME, WILL RESULT IN A WEEKLY ACCRUING FINE OF \$1000.00**
Initials_____

4. UPON SITE WORK AND CLEARING, THE BUILDER MUST ADHERE TO THE STRICT "MINIMAL SITE DISTURBANCE" CLAUSE IN THE ECHELON COMMUNITY GUIDELINES. DURING THE EXCAVATING PROCESS, TOPOGRAPHIES ARE TO BE MET WITH THE LEAST DISTURBANCE AS POSSIBLE. ATTENTION TO MAINTAINING TREES AND THE NATURAL ELEMENTS OF THE PROPERTY IS HIGHLY ENCOURAGED. EXCESSIVE DIRT DISTURBANCE BY WAY OF EITHER REMOVAL OR SUBSTANTIAL ADDITION IS DISCOURAGED. THE CREATION OF NEW WATER FLOW PATTERNS TO ADJACENT LOTS IS NOT ALLOWED, AND SITE WORK THAT RESULTS IN THE NEED FOR SINGLE OR MULTIPLE RETAINING WALLS IS HIGHLY DISCOURAGED. Initials_____
5. SILT FENCE SHALL BE SET ON COMMUNITY DESIGNATED SETBACK LINES AND INSIDE THE STAKED PROPERTY BOUNDARY LINES TO PROTECT NEIGHBORING LOTS, TREES, FENCES, AND PLANTINGS. NO SILT FENCE IS TO BE PLACED AT THE FRONT PROPERTY LINE ALONG THE CURB EDGE IN ORDER TO MAINTAIN CLEAN, OPEN, ACCESSIBLE LOT ENTRY AND CLEARANCE FOR WORKERS AND WORK VEHICLES. Initials_____
6. THE CONSTRUCTION ROCK IS TO BE PLACED ALONG STREET CURB EXTENDING TOWARD INTERIOR OF THE LOT AT PROPOSED DRIVEWAY ENTRY, TO PROVIDE PARKING SPACE FOR HEAVY EQUIPMENT, TRUCKS, AND SUBCONTRACTOR VEHICLES. THE BUILDER WILL PROVIDE AMPLE SPACE FOR PARKING ON THE INTERIOR OF THE BUILDING SITE, AS NO WORKER PARKING ON STREETS IS PERMITTED. Initials_____
7. BUILDER WILL ENSURE NO WORKER PARKING ON TRADITIONS DRIVE, TRADITIONS COURT, OR FOUNDERS EAST OR WEST AT ANY TIME. (BRIEF, TEMPORARY, SHORT-TERM STREET PARKING EXCEPTION FOR HOMEOWNERS, REALTORS, ARCHITECTS, COUNTY INSPECTORS, ETC. IN REGULAR SMALL CARS/VEHICLES). Initials_____
8. ALL TRASH, BUILDING DEBRIS OF WOOD, GLASS, PLASTIC, METAL, STONE, WIRING, CEMENT, BAGS, DEAD TREES, STUMPS, WATER BOTTLES, PAPER, PALLETS, SODA CANS, SHEET ROCK, ETC. SHALL BE PLACED IN PROPER TRASH RECEPTACLES OR DUMPSTER DAILY TO ENSURE A CLEAN JOB SITE AT ALL TIMES. Initials_____

***FAILURE TO KEEP LOT, ADJACENT PROPERTIES, AND ACROSS STREET AREAS CLEAN AND FREE OF TRASH, BUILDING DEBRIS, AND UNSIGHTLY MATERIALS SHALL RESULT IN \$1000.00 FINE PER WEEK UNTIL TRASH NEGLECT IS REMEDIED.** Initials_____



9. THE BUILDER WILL PROVIDE FOR FIRST-FLOOR FRONT DOOR WALK-IN ENTRY TO BE LEVEL WITH THE STREET WHEN POSSIBLE. IF SUBSTANTIAL DROP BELOW STREET LEVEL, OR PROMINENT RAISE IN HEIGHT WILL OCCUR DUE TO EXTREME TOPOGRAPHY, BUILDER WILL CONTACT TO CONSULT WITH A MEMBER OF THE BOARD OR ARC TO REVIEW OPTIONS AND PROVIDE PLAUSIBLE SOLUTIONS TO MAINTAIN DESIRED GRADE OR APPLY APPROPRIATE ACCEPTABLE ALTERNATIVE SOLUTIONS. **Initials**_____
10. THE BUILDER WILL AVOID CREATING THE NEED FOR RETAINING WALLS IF AND WHEN POSSIBLE. HOWEVER, IF NATURAL LOT SLOPES AND TOPOGRAPHY REQUIRE THE USE OF WING WALLS AND/OR RETAINING WALLS, APPROPRIATE MATERIALS OF BRICK, STONE, NATURAL ROCK, BOULDERS, ETC. MUST BE USED. WING WALLS AND RETAINING WALLS MUST MATCH CORRESPONDING VENEERS ON THE HOME. ALLAN BLOCK IS NOT APPROVED MATERIAL FOR RETAINING WALLS IN ECHELON. IN ADDITION, RETAINING WALLS ARE TO BE EQUAL TO OR LESS THAN 5 FEET IN HEIGHT. DETAILED DRAWINGS OF ANY RETAINING WALL MUST BE SUBMITTED WITH A FULL SET OF ARCHITECTURAL PLANS FOR PRE-APPROVAL. **Initials**_____
11. DUMPSTERS AND PORTABLE BATHROOM UNITS SHALL BE SET BEHIND THE CURB TO A 10-FOOT STREET BUFFER AND AWAY FROM THE 20-FOOT SIDE SETBACKS TO PROVIDE SPACE AWAY FROM NEIGHBORING LOTS. **Initials**_____
12. IF THE CEMENT WASHOUT IS REQUIRED BY THE COUNTY, THE WASHOUT MUST BE PLACED BEHIND THE CURB TO A 10-FOOT STREET BUFFER AND NO LESS THAN 15 FEET FROM SIDE PROPERTY LINES TO MAINTAIN BUFFER CLEARANCE. **Initials**_____
13. STORM DRAINS ARE TO BE WELL-PROTECTED TO ENSURE ZERO DAMAGE, COLLAPSE, OR INTERFERENCE. ALL STORM DRAIN WATER ENTRY POINTS ARE TO REMAIN CLEAN, CLEAR, AND FREE OF DIRT, ROCK, TRASH, AND BUILDING DEBRIS TO PROVIDE PROPER STORM WATER ENTRY AT ALL TIMES. **Initials**_____
14. STREETS MUST BE KEPT CLEAN AND CLEAR AT ALL TIMES. DAILY INSPECTION BY PROJECT MANAGER/BUILDER TO INSURE NO NAILS, CONSTRUCTION ROCK, OR DEBRIS IS REQUIRED. **Initials**_____
15. NO SAME FLOOR PLAN OR ELEVATION SHALL BE BUILT NEXT DOOR TO OR WITHIN 7 TO 8 LOTS OF AN EXISTING PLAN. NO MATCHING OR NEARLY SAME EXTERIOR COLORS, MATERIALS, SIDING, BRICK, STONE, STUCCO, ETC. OR SIMILAR FACADES ARE ALLOWED. **Initials**_____
16. BUILDER WILL PROVIDE EXTERIOR MATERIALS SAMPLE BOARD TO CLEARLY DISPLAY ALL APPROVED STAINS, COLORS, BRICK, STONE, PAINT, AND MATERIALS OF BODY, TRIM, AND ACCENT FEATURES. **Initials**_____
17. 25-MILE PER HOUR SPEED LIMIT WILL BE MAINTAINED, AND SUBCONTRACTORS INFORMED OF THEIR RESPONSIBILITY TO ADHERE TO THE COMMUNITY SPEED LIMIT FOR SAFETY. **Initials**_____



18. BUILDER WILL PROVIDE TRAFFIC ASSISTANCE FOR SAFETY WHEN TEMPORARILY BLOCKING STREET DURING ON-LOADING OR OFF-LOADING OF WORKING EQUIPMENT AND/OR BUILDING MATERIALS.

Initials_____

19. BUILDER UNDERSTANDS IF/WHEN IN VIOLATION OR NONCOMPLIANCE TO ECHELON COMMUNITY STANDARDS, REQUIREMENTS, AND REQUESTS OF THE HOA, HE OR SHE WILL BE GIVEN 10 DAYS NOTICE TO REMEDY OR RESPOND IN WRITING WITH PLAN OF ACTION. FAILURE TO TAKE ACTION TO REMEDY OR RESPOND IN WRITING WILL RESULT IN APPROPRIATE IMPOSED FINES/FEES AT BUILDER'S EXPENSE. **Initials**_____

20. BUILDER/PROJECT OVERSEER IS PERSONALLY RESPONSIBLE FOR ALL ACTIVITY THAT OCCURS ON HIS/HER LOT IN ECHELON. BUILDER AGREES TO UPHOLD THE ABOVE ACTIONS/REQUIREMENTS. BUILDER WILL SEEK TO BUILD IN GOOD FAITH AND COOPERATION WITHIN ACCEPTABLE STANDARDS AND COMMUNITY GUIDELINES. **Initials**_____

21. NO RESIDENT BUILDER OWNER OR INVESTOR MAY SERVE ON THE ARCHITECTURAL REVIEW COMMITTEE (ARC) DURING THE PLAN APPROVAL PROCESS OR DURING THE ACTIVE BUILDING PHASE OF A HOME IN ECHELON. **Initials**_____

Printed Name Builder/Contractor

Signature Builder/General Contractor

Date

Witness

Date

Notary Signature

Date