



## **General Rules & Regulations for Approved Builders**

The ACC must approve all builders before beginning design review, approval or construction. No construction will begin until all necessary approvals have been obtained from the local governing authority and the Architectural Control Committee of Tranquility at Carters Lake, Inc, and all required fees have been paid. Builders and owners are subject to penalties assessed or work stop orders issued for violation of the “Declaration

Covenants, Restrictions and Easements, Design Guidelines, Landscaping Guidelines, and General Rules and Regulations for Approved Builders”.

1. Owner and owner’s builder will adhere to rules and regulations so as to comply with all Georgia Environmental Protection Division requirements. All builders will submit secondary permittee as required by the Georgia EPD. All builders will comply with Georgia law as affecting all residential construction.
2. Owner will install and maintain new silt fencing of a type specified by the ACC, or the local governing authority, below and around all new disturbed areas and is such other areas as required. All new and existing silt fencing will be removed from lot after landscaping is complete and disturbed area is stabilized. Any damaged fence will be replaced immediately. If not within 24 hours of notification, the ACC can replace the fence and the cost charged to the Owner.
3. Owner and builder will ensure that all roads and paved areas are clear and open for traffic 24 hours a day.
4. Owner and builder will ensure that any mud or dirt moved onto roads adjacent to lot will be cleaned up within 24 hours.
5. Owner and builder will not load or unload heavy equipment on paved roads. Heavy equipment will not be walked on paved roads to work other areas or across property not owned by them.
6. Construction debris and trash will be deposited in a proper trash container on site. When containers are full, they will be covered and removed to a proper county approved dump location. Any trash falling from containers while being transported from site will be picked up and removed immediately by owner or builder.
7. Each work site will have a properly maintained and clean Port-A-John on site for the use of all construction personnel.
8. Working hours will be 7:00 am to 7:00 pm Monday through Friday. Working on Saturdays or Holidays will be restricted to 9:00 am to 5:00 pm. No work allowed on Sundays.

9. Any and all damage to roads, shoulders, drainage structures, entrance structures, entrance gates, adjoining lots or other person's property will be the responsibility to repair or replace by the OWNER and their BUILDER. This will stand whether caused by themselves, vendors, subcontractors or visitors to their lot.
10. Damage caused by fire, wind, storm, rain or an act of GOD will be the Owner's responsibility.
11. If construction is suspended for over 30 days all stored building materials shall be removed until construction resumes.
12. Concrete delivery trucks MUST NOT be washed on right of way. Any concrete spills on roadways will be washed immediately.
13. Builders will take all necessary measures, within reason, to keep noise levels down including music played by subcontractors. If a neighbor complains to a contractor about their music the volume needs to be lowered.
14. Builders will monitor work crews. Crews shall not be wandering around the subdivision. Loud or abusive language will not be tolerated. The builder is liable for all subcontractors and vendors they employ while building in Tranquility at Carters Lake.
15. Open fires will not be permitted at any time. No smoking is allowed on site unless near a fire drum with sand. All cigarette butts must be disposed of in the trash can, not thrown on the ground.
16. Posted driving speed limits will be always adhered to. In the absence of posted speed limits, 25 miles per hour maximum shall be observed.
17. Builders may not access adjoining properties to deliver nor store materials.
18. All vehicles must be parked to not obstruct traffic or damage property. No builder vehicles may be left in the community overnight. Construction equipment may be left on site but must be kept off the road.
19. Only one authorized Builder's Sign may be used on each site. No additional signs of any type are allowed.
20. No improvements, excavations, tree cutting or storage of materials will be permitted on any lot until all EPD regulations are met, a building permit is acquired, FINAL approval is granted by the ACC.
21. Construction shall be completed within twelve months from commencement of clearing of the lot by the builder.
22. The builder shall notify the owner when it is time to schedule site visits with the ACC.
23. The builder or homeowner shall be responsible for purchasing an approved mailbox from Tranquility at Carters Lake Owners Association, Inc. Approved mailbox must be installed before occupancy of the home.