

Oyster Harbour's Pre-Construction Builders Agreement

(name) _____, representing (builder) _____, agrees to build/construct the house for _____, in accordance with **all** terms/conditions set forth in the Oyster Harbour Architectural "Standards for Design and Construction". Below are several highlighted guidelines/standards that are of significant importance to the Oyster Harbour Community. Prior to starting the construction process, the builder **must** schedule a meeting with the Oyster Harbour ARC to complete this document.

-I will have read the "Standards for Design and Construction" prior to the start of construction. _____

-Prior to clearing the lot, a concrete culvert covered by crushed stone will be installed to serve as the **only** access point to the building site. _____

-The finished foundation elevations, at all four corners of the house, will be constructed at a minimum of 30" above finished grade. _____

-Overhangs will be constructed 16" from the **finished** exterior walls. _____

-Landscape plans shall be submitted for approval within six (6) months from the start of the build. Once approved, landscape plans must be followed as submitted or new plans shall be resubmitted for approval. _____

-Sod **must** be installed with irrigation on the ROW/swale, up to and including the culvert area, for the entire length of the property adjacent to the road. _____

-Any change(s) to the house plans (i.e., color, decks, shutters, windows, dimensional changes, fascia detail, etc.) must be approved by the ARC. _____

-No additional trees may be removed during lot excavation other than the trees indicated on the approved house plan/tree survey. Fines will be imposed if additional trees are removed without prior approval. _____

-Any damage during the construction process to adjacent lots will be repaired/restored by the builder prior to completion of construction. _____

-Builder must inform all sub-contractors the community speed limit of 25 mph, gate entrance code and daily work hours. _____

-Delivery vehicles greater than 14 ft wide will not be permitted through the Oyster Harbour gates. _____

-Additional items: No open fires allowed on site, metal debris dumpster required, porta potty must have three (3) sided enclosure (door facing construction site), silt fencing installed immediately following lot excavation. _____

-Failure to follow the "Standards for Design and Construction" may result in fines and loss of good faith deposit monies. _____

Builder Signature: _____ Date: _____

OH ARC Representative: _____ Date: _____

Owner Signature: _____ Date: _____