

The Hills at Queen's Gap

Pre-Construction Checklist

This checklist is designed to assist the property owner. It does not remove the obligation to properly permit or have the inspections required by local building codes. The checklist does not preclude the covenants set forth in the Declaration of Restrictions, Limitations and Covenants running with the land of The Hills at Queens Gap.

Owners should be aware of the dangers of building without first having your property surveyed. Although you may have a plat map of your lot before you build there exists in the subdivision various setbacks, easements and right-of-ways that could have an effect on where you locate your house or other buildings.

Please do not submit this checklist to the Building and Architectural Committee until ALL the information has been collected and you have checked off all the required blocks. The only thing that could be left out initially is the choice of exterior colors, which can be submitted later after construction has begun. The Board will respond within 2 weeks after receipt of a completed form. No construction can begin until approval of this form by the Board.

Property Owner _____ **Lot(s)** _____
Phone _____ **Email** _____
Date Submitted to Board _____

Received by _____

Material	House	Site	Exterior	Contractor
Submitted:	Plans	Plan	Colors	Insurance
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date Approval Granted _____
By _____

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Building Type:

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Stick Built | <input type="checkbox"/> Modular |
| <input type="checkbox"/> Log/Stick Built | <input type="checkbox"/> Log/Modular |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Stucco |

Size and Location:

- The size of the home will be 1,100 square feet or larger.
- There will be no permanent structures, including stairs, parking pads or similar features built or located within 15 ft of the edge of the road, property lines, setback, or easement.

Outbuildings:

- There will be 2 or less detached buildings.
- All outbuildings will be constructed of similar materials and colors as the home.
- There will be no pre-fabricated metal or plastic outbuildings.
- All outbuildings will be totally enclosed on all sides.

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Exterior:

- All structures will have a block, brick, rock, and/or stone foundation.
- All siding will be wood, log, rock/stone, stucco, or fiber cement (i.e. Hardiplank) or combination of these.
- The exterior of the homes will be Earth Tone colors as defined by the POA Board (see website)
- There will be no vinyl or aluminum soffits.
- All fencing will be constructed of wood, vinyl, stone, or wrought iron. There will be no chain-link, barbed wire or other similar wire fencing.

Miscellaneous:

- Solar panels or attendant hardware or other energy conservation equipment shall be installed in a manner that is integral and harmonious with the architectural design of a structure.
- All clotheslines, garbage cans, above-ground tanks, woodpiles, and other similar items must be located or screened so as to be concealed from view of the other lots, streets, and other areas of the development.
- The lot has public water. Check with the POA if in doubt.
- The lot **DOES NOT** have public water.

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Lot Owners Responsibilities:

- Lot owner is required to assure compliance by their contractor to the 'Contractor Requirements' listed below.
- Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.
- Lot owner is responsible for their contractor providing concrete truck delivery tickets (5 yard limit) for review by the Board. Each overloaded truck incurs a \$500 fine payable by the Lot Owner.

Contractor Requirements:

- Contractor must have proof of insurance; to include but not limited to autos, workman's compensation, and liability insurance of not less than one million dollars.
- Contractor must provide one portable toilet for each job site within the development and present a maintenance agreement which allows for weekly dumping/cleaning of portable toilet. The toilet must be located a minimum of 15 feet off the roadway and any property lines.
- Contractor must have a dumpster on site for each job site for trash and excess building materials. The dumpster must be located a minimum of 15 feet off the roadway and any property lines.

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- The POA reserves the right to levy fines up to \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials may not be placed within road rights of way or utility easements.

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- Contractor must assume liability for all construction vehicles that enter the subdivision enroute to their job site, specifically overweight vehicles (5 yard concrete truck limit) that damage road surface and negligence of operators. Concrete truck delivery tickets will be collected or copied by the contractor and be available for display to the Board upon demand.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break, or damage to underground utility caused by their negligence.

Contractor/Builder Point of Contact:

Name: _____

Phone: _____

Email : _____

I understand the responsibilities of the Lot/Property owner as stated in this Pre-Construction Checklist.

Lot Owner Signature: _____

Date: _____