

## Exhibit A

### Grassy Creek HOA

# Contractor Guidelines

- 1.0 **Construction/Repair Work Hours.**
- 1.1 **Regular Hours.** 8:00 a.m. through 6:00 p.m. Monday through Saturday (excluding the following Holidays: Christmas Day, New Years Day, Fourth of July, Labor Day, and Thanksgiving Day). Quiet work (no saw, heavy equipment, etc.) may begin at 7:00 a.m.
- 1.2 **Overtime/Holiday/Weekend Hours.** Permission may be granted for work to be conducted outside the normal working hours provided it is quiet work. Hammers, saws, power tools, electric or gas equipment may not be used. All requests must be made to the ARC twenty-four hours in advance.
2. **Conduct.**
  - No loud or offensive language is allowed.
  - Radios are permitted only if they cannot be heard beyond the property lines.
  - Contractor and personnel may not bring pets onto the property.
  - No firearms are allowed.
  - No alcoholic beverages may be taken onto any job site or consumed on the job site or any other property by the builder, contractor, subcontractor or personnel.
3. **Rubbish and Debris.** In order to maintain a neat and orderly appearance at all times, the contractor shall keep the construction site free of trash, litter and scrap lumber by daily cleaning. A dumpster of sufficient capacity is required on site. The dumpster must be emptied and all debris hauled away on an as-needed basis and **before** it is filled to overflowing. Preventative measures must be taken to ensure **lightweight** trash (i.e., lunch debris, roofing paper, foam sheathing, etc.) is secured at the end of each day.
4. **Dumping and Littering.** Absolutely no dumping is permitted on any property. Those parties found guilty of dumping will be fined \$500 for each occurrence. Contractors shall be held responsible for debris falling from construction vehicles associated with their project.
5. **No Burning or Burial.** Burning or burial of construction debris or vegetation is prohibited.
6. **Street Cleaning.** Approximately once each week near the end of the week, the contractor must remove construction dirt, mud and gravel from the street adjacent to the job site.
7. **Silt Fences.** Silt fences and/or other devices for sedimentation control shall be installed where necessary.

8. **Materials Storage.** Construction materials, equipment or debris of any kind must be stored at least eight feet (8') behind the street curbing. No materials may be stored on any street, curb, sidewalk area, or area between streets and sidewalks or on any adjacent lots. Utility easements must be kept clear of all construction materials and debris.
9. **Toilets.** An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction, in as inconspicuous a location as possible.
10. **Trailers** No construction office trailers may be placed, erected or allowed to remain on any lot or in any other area of Grassy Creek, except as approved in writing by the ARB.
11. **Construction Access.** During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway for the lot.
12. **Parking.** All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any street overnight. Construction vehicles may be left on a Lot overnight only if additional use of the vehicle will be made within three (3) days.
13. **Common Areas.** No Builder and contractor personnel are allowed in the Common or Amenity areas and no construction access will be allowed across the Amenity or other Common Areas.
14. **Speed Limits.** The established speed limit is twenty-five miles per hour and must be obeyed at all times.
15. **Property Damage.** Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, fences, etc. will be repaired by the builder. The repairs must be made within 10 working days to the satisfaction of the owner of the damaged property. The ARC Coordinator must be notified of any damage to the property. If repairs are not made within 10 days, the repair cost will be deducted from the Construction Escrow Deposit. If the deposit is not sufficient to cover the entire repair cost the additional amount will be charged to and promptly paid by the owner. If any telephone, cable TV, electrical, water or other utility lines are cut, the party causing such damage shall (1) report the matter within thirty (30) minutes to the ARC Coordinator and at the respective utility company, and (2) bear any cost incurred in connection with repairing such damage.