

Gaines Bend Construction Rules

Revised September 16, 2011

1. Goals

- 1.1. Maintain/enhance Gaines Bend property values
- 1.2. Ensure compliance with existing covenants and restrictions
- 1.3. Provide a consistent method for evaluating and controlling new construction
- 1.4. Offset additional costs for non-typical, heavy use of roads
- 1.5. Minimize misuse of the refuse disposal facility
- 1.6. Ensure consideration of neighbors during construction.

2. Applicability

- 2.1. All construction, expansion, remodeling and demolition work must comply with the Construction Rules and applicable Covenants and Restrictions.
- 2.2. All construction, expansion, remodeling and demolition work that exceeds \$7,500 in total cost requires a construction permit approved by the Gaines Bend Property Owner's Association (GBPOA).
- 2.3. Construction includes all man-made facilities and structures such as buildings, fences, decks, retaining walls, pavements and carports

3. Provide the following documents to request a construction permit to the GBPOA office:

- 3.1. The form: "Gaines Bend Construction Permit Request" with the following attachments as applicable:
- 3.2. Architectural drawings of structures
- 3.3. Accurate plot plan showing position of proposed improvements and lot boundaries
- 3.4. BRA Permits for Septic/Sewer as applicable
- 3.5. BRA Permit for Dock and Walkway as applicable

4. After review and concept approval, fees will be calculated based on the following schedule:

- 4.1. Construction of enclosed, air-conditioned structures and additions (Fees are for Air-Conditioned space):
 - 4.1.1. Up to 1,000 square feet: \$.65 per square foot.
 - 4.1.2. From 1,001 - 2,500 square feet: \$650 plus \$.55 per square foot over 1000 square feet.
 - 4.1.3. From 2,501 – 3,500 square feet: \$1475 plus \$.50 per square foot over 2500 square feet.
 - 4.1.4. From 3,501+ square feet: \$1975 plus \$.45 per square foot over 3500 square feet.
- 4.2. Non-air-conditioned structure and additions - \$.40 per square foot (includes attached garages and porches)
- 4.3. Demolition (structures larger than 250 SF)
 - 4.3.1. Main House - \$750
 - 4.3.2. Outbuildings - \$250
- 4.4. Remodeling and repair that does not increase square footage – no fee.
- 4.5. Pools, tennis courts and other full-sized sports facilities – \$750
- 4.6. 90-day extension of construction time (at Board discretion) – 1/6 of the original fee per extension.
- 4.7. The Gaines Bend POA Board of Directors reserves the right to set reasonable and necessary permit fees for construction that does not fit the defined categories as set out in the Construction Rules.

5. VII. Committee Evaluation Process & Timelines

- 5.1. Approval Process goal: 30 Days Maximum
- 5.2. The GBPOA Architectural Committee represents the GBPOA for construction permits.
- 5.3. Changes to lot owner/lessee plans may be necessary in order to approve request.
- 5.4. If a request is denied or changes are recommended that are not acceptable to the lot owner/lessee, he/she will be allowed to appeal to the GBPOA Board of Directors in writing or in person at a regularly scheduled GBPOA Board of Directors meeting. The decision of the GBPOA Board will be final.
- 5.5. A permit is approved upon Board approval and payment of the permit fee.

6. Rules of construction activity

- 6.1. Permits are approved for 18 months for primary homes and 9 months for other work.
- 6.2. Lot boundaries in the vicinity of exterior work must be staked to prevent encroachment over property lines, setbacks or easements.
- 6.3. Construction vehicles are limited to 50,000 pound axle load. Long vehicles are prohibited in areas where turning radii is limited.
- 6.4. All refuse, including trash, scrap, rock, trees, brush and dirt must be removed from Gaines Bend and disposed according to state law.
- 6.5. Refuse from do-it-yourself jobs may be placed in the Gaines Bend Refuse Facility and according to the rules for that facility. All such refuse must be reduced to pieces no more than four feet long.
- 6.6. All refuse will be placed and transported in containers adequately configured and covered to prevent loss of contents due to winds and during transport
- 6.7. Scrap appliances must be hauled off Gaines Bend.
- 6.8. Burning of refuse is not allowed.
- 6.9. Concrete trucks may not “wash out” or otherwise dump excess concrete outside the owner’s property lines.
- 6.10. Restroom facilities must be provided for workers.
- 6.11. All workers must operate vehicles in a safe manner and comply with posted speed limits.
- 6.12. All workers on Gaines Bend are authorized access to the jobsite only.
- 6.13. Work hours are limited to weekdays 7AM to 7PM and Saturdays 9AM to 4PM.
- 6.14. No work shall be permitted on major holidays or major holiday weekends.
- 6.15. The contractor must maintain minimum appearance standards. Prevent debris such as wrapping and food containers from being blown or dumped off-site. Eliminate excess buildup of scrap and demolition debris.
- 6.16. Lot Owner/Lessee is ultimately responsible for compliance. Thus, any non-compliance and/or damage issues will be resolved between the lot owner/lessee and the Gaines Bend POA Board of Directors.

7. Architectural and Engineering Requirements

7.1. Buildings/Structures:

- 7.1.1. All buildings and vertical structures on a lot (including decks and carports) should blend with natural landscape and conform in exterior construction and colors with each other
- 7.1.2. Shall comply with the existing legal covenants for that plat.
- 7.1.3. Shall not be constructed within 10-feet of the side lot lines
- 7.1.4. No more than four permanent buildings will be allowed on a lot as follows:
 - 7.1.4.1. main house
 - 7.1.4.2. guesthouse
 - 7.1.4.3. detached enclosed garage
 - 7.1.4.4. storage building
- 7.1.5. Note: Docks and Carports are excluded from “permanent” status
- 7.1.6. All permanent buildings:
 - 7.1.6.1. The total of all building footprints shall not exceed 35% of the lot area.
 - 7.1.6.2. The maximum height of any permanent structure cannot exceed 40 feet from the existing grade (at time of permit request submission) at that point on the lot. On severely steep lots, exceptions to the 40-foot maximum height may be granted upon review and approval by the GBPOA Board of Directors on a case-by-case basis.
 - 7.1.6.3. Guesthouses must be maintained in usable condition at all times.

7.2. Fences and Walls:

- 7.2.1. Fences and walls must be within resident’s lot lines (vs. on the lot line.)
- 7.2.2. Fences and walls must be aesthetically compatible with the area. (Chain link fences are discouraged.)

7.3. Storage Sheds & Enclosed Garages - shall not be constructed of metal.

7.4. Pools -shall not be installed within 10-feet of either side lot line. Above-ground pools are not allowed.

7.5. Exterior Lighting – Shall be designed, installed and maintained to eliminate glare outside the limits of the owner’s lot.

7.6. Radio antennae, wind turbines and other similar tower structures are not allowed.