

# NEW CONSTRUCTION REQUIREMENTS

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Cedar Lake Estates Property Owners Association  
ARCHITECTURAL COMMITTEE

The Cedar Lake Estates POA Architectural Committee requires the following conditions be met during ***new construction work*** within Cedar Lake Estates. These requirements are to help protect the character and harmony of the neighborhood. Failure to meet these requirements in a timely fashion will result in remediation by the CLE POA. Any costs associated with remediation will be invoiced to the property owner that is failing to meet these requirements and are due within 30 days. Failure to pay remediation charges will result in a lien being placed on the property. All expenses associated with recovering the remediation costs will be charged to the property owner.

## New Construction

1. Tin Horn/Drainage: A tin horn, where required, and proper drainage **MUST** be installed upon initial construction/dirt work at the site.
2. Silt Fence: Silt fences must be properly installed and maintained to prevent erosion into common areas, ponds and other properties.  
NOTE: It is the responsibility of the property owner to prevent erosion damages to common areas, pond and other properties. Any remediation costs associated with repair to adjoining properties will be charged to the property that causes these damages.
3. Construction Hours: Working hours are Monday thru Saturday, from 7:00am to 6:00pm. “Quiet” work (i.e. paint, plumbing and electrical finals) is allowed until 8:00pm. No work is allowed on Sunday. If you are found working outside or doing “loud” work after 6:00pm, you will be subject to a \$500 fine per occurrence.
4. Gate Codes: You will need to obtain a construction/builder code to enter into the neighborhood. This code will only work at the Waterloo gate.
5. Sign: A sign readily viewable from the street will be posted that identifies the address, builder and their emergency contact information.
6. Trash: A roll off or other trash containment will be provided on-site during construction. The builder will ensure that the site is reasonably clear of trash and will clear any trash that blows or enters other property. Trash or debris is not to be moved from one lot to another.
7. Portable Toilet: A serviced portable toilet will be provided on-site during construction. If a builder is building multiple homes on the same street, one toilet will be acceptable. However, it is not acceptable for a builder to have their subcontractors use another builder’s toilet. Violations will be subject to a \$250 fine.
8. Construction Period: Once work commences on an approved project, it must continue without interruption, weather permitting, and must be completed within 14 months.
9. Paperwork:
  - a. Plans: A set of plans must be provided for review. This set shall include elevations, square footage, roofing material (manufacture and color), driveway concrete plans, plot plans showing home placement on lot, brick and/or stone color, trim/stucco paint colors as well as a general landscape plan.

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- b. A signed acknowledgement of these requirements, plans and the CLE POA Architectural Application **MUST** be submitted together before they will be reviewed. **ALL APPROVALS MUST BE OBTAINED IN WRITING BEFORE WORK COMMENCES.**
  
- c. Inspections: Filed plans will be used to monitor construction work. Any substantive changes to the exterior must be submitted for revision approval **IN ADVANCE** of work being performed. Examples of changes that would require approval include: changes to the design of the home, materials (brick, roofing material, rock, siding), fencing, pools and water features. Failure to obtain approval may put you into the position of changing work performed to meet HOA requirements.

I acknowledge and understand these requirements:

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\_\_\_\_\_  
CLE Site Address

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date