

# Gaines Bend POA Construction Permit Request

A road use fee (permit fee) is required for any construction costing more than \$10,000. All work, including smaller projects, must comply with the Construction Rules listed on the back of this form.

<b>Property Owner:</b>	
<b>Telephone:</b>	<b>email:</b>
<b>Contractor Name</b>	
<b>Telephone:</b>	<b>email:</b>
<b>Gaines Bend Address:</b>	
<b>Project Description (what will be done under this permit)</b>	

Provide drawings in digital (PDF) format to include a site plan and architectural floor plans showing locations and dimensions of the work. Provide a typical elevation view or description describing exterior materials and exterior color palette. Sketches can suffice for smaller projects.

GBPOA approval of construction permits does not constitute approval of deviations from restrictive covenants applicable to the property or from any governmental legal or code requirements.

A road use fee (permit fee) is assessed to compensate the Gaines Bend POA for latent damage caused by heavy construction traffic. A schedule of fees is filed in [www.gainesbendpoa.com](http://www.gainesbendpoa.com)

Work shall not commence until after approval of the construction plans, payment of the permit fee, and a preconstruction meeting between the contractor and the GBPOA Architectural Committee.

The Owner, Contractor and Subcontractors shall comply with the Rules listed on the back of this form.

<b>Owner Signature, Date:</b>	
<b>Contractor Signature, Date:</b>	
<b>Permit Approval</b>	
<b>Permit Fee:</b>	<b>Approved Construction Period:</b>
<b>Committee Signature, Date:</b>	

If work is not substantially complete during the approved permit time, you may petition the GBPOA for a three-month extension for an additional 1/6 of the permit fee. Substantially complete means completed exterior envelope, utility connections, retaining walls, and pavements.

## **Gaines Bend Construction Rules**

- 1. All construction activity, including material storage and waste disposal, shall be confined to the permitted property unless otherwise authorized in writing. Vehicles and equipment may be parked on the common area right-of-way, well clear of paved surfaces, during work hours only.**
- 2. The contractor shall implement GBPOA Construction Debris Mitigation and Screening. The document defining that requirement is in the GBPOA website [www.gainesbendpoa.com](http://www.gainesbendpoa.com) under "POLICIES AND FORMS". This requirement may be waived for small additions with approval by the GBPOA ACC.**
- 3. All refuse, including trash, scrap, rock, trees, brush and dirt must be removed from Gaines Bend and disposed according to state law.**
- 4. Refuse from do-it-yourself jobs may be placed in the Gaines Bend Refuse Facility according to the rules for that facility. Reduce all refuse to pieces no more than four feet long by four feet wide.**
- 5. All refuse on site shall be placed and transported off Gaines Bend in containers adequately configured and covered to prevent loss of contents due to winds and during transport. Builder's refuse blown or discarded off site shall be retrieved by the builder and placed in appropriate containers.**
- 6. Scrap appliances shall be hauled off Gaines Bend.**
- 7. Burning of refuse is not allowed.**
- 8. Concrete trucks may not "wash out" or otherwise dump excess concrete outside the owner's property lines.**
- 9. Portable restroom facilities must be provided for workers and removed within 10 days of completion of construction. This does not apply to jobs costing less than \$10,000.**
- 10. All workers must operate vehicles in a safe manner and comply with posted speed limits.**
- 11. All workers on Gaines Bend are authorized access to the jobsite only.**
- 12. Work hours are limited to weekdays 7AM to 7PM and Saturdays 9AM to 4PM.**
- 13. No work shall be permitted on Sundays, major holidays, or major holiday weekends.**
- 14. The building site must be cleaned up by 7:00PM on Friday evenings. This includes proper disposal of loose trash, scrap construction materials, trees, brush, and scrap rock.**
- 15. The Lot owner is ultimately responsible for compliance. Thus, any non-compliance and/or damage issues will be resolved between the lot owner and the Gaines Bend POA Board of Directors.**
- 16. All work must be completed within 9 months of approval date except for new homes which will be permitted for 18 months.**
- 17. Upon completion of construction, all unused construction material and containers shall be removed from the premise and the site shall be left in a neat and orderly fashion with construction deemed complete by the ACC. Loose/unused construction material cannot be stored or left on the premise or on the easements adjacent to the property.**
- 18. The common area road fronting the construction site shall be restored to pre-construction condition by the owner within 30 days of completion of construction. The property owner will be responsible for all expenses associated with repairing the damages and restoring the road to a condition that is approved by the GBPOA board.**