

First Flight Ridge
Important Information for Owners/Builders

1. All work will be done during the hours of 7 am-7 pm only.
2. Loud music is strictly prohibited on any construction site.
3. NO PETS whatsoever, except those of homeowner, are permitted to be on the home site (this includes in vehicles and/or leashed pets). This includes builder and all contractors builder uses at home site.
4. The OWNER is responsible to see that contractor cleans up the site of day-to-day litter each day and to see that particular care is taken to prevent any unnecessary damage to existing vegetation/adjacent properties. The Declaration of Covenants, Conditions and Restrictions require job site debris to be removed from the home site at least weekly.
5. As we tend to experience very high winds and are basically on a sand dune here in First Flight Ridge, use of silt fencing is REQUIRED on both sides as well as the rear of the property to prevent blowing of sand into adjacent property owners' lots/yards; if silt fence is at any time ineffective and sand blows to adjacent property owner's grass, it is the builder's responsibility to remove the sand to the owner's satisfaction or replace damaged sod. If this is not completed on the adjacent lot owner's timeline, the owner has the option of having clean-up/sod replacement done and the builder will be financially responsible.

Compliance Provisions

Section 7.15 (b)-Notice, Hearing and Fines. Unless otherwise provided...any Owner who is believed to be in violation of this Declaration or any Rules and Regulations adopted by the Board, shall be sent a "Notice of Violation" setting forth the violation, any requested corrective action, and if applicable, notice of any proposed suspension of privileges within First Flight Ridge and any fines which may be assessed. Upon receipt of the Notice of Violation, the Owner may either take the corrective action set forth within the Notice of Violation or in the event an Owner is not in agreement with the terms of the Notice of Violation, then prior to any proposed suspension or assessment of any fines, the Owner has the right to a hearing before the Board provided the Owner delivers written notice for request of hearing to the Secretary of the Association no later than 10 days from the date the Owner received the violation...If it is determined that the Owner is in violation and a fine shall be imposed, a single fine not to exceed \$100 may be imposed for the violation up to the time of the hearing and without further hearing, for each day after the decision by the Board that a violation has occurred.

Builder-_____ Date-_____

Owner-_____ Date-_____