

Indian Springs Homeowners' Association, Inc.

SUPPLEMENTAL RULES GOVERNING CONSTRUCTION OF IMPROVEMENTS TO LOTS (Approved by ISHOA Board of Directors 9-18-19)

These standards refer to the Indian Springs Declaration of Covenants, Conditions and Restrictions (CCRs).

1. There shall be absolutely no disturbance of soil or vegetation outside of approved limits of construction shown on site plan (CCR 7.03). Erosion control fencing or other acceptable measures shall be installed as directed by the ARB, the County, the State or best practices.
2. Topsoil from all disturbed areas, including septic fields, shall be stripped and stockpiled for reuse on all remaining disturbed areas after construction of buildings and accessories.
3. Construction materials, soil stockpiles, equipment and vehicles shall be kept outside of drip line of trees designated to remain. Fencing of these areas may be required to protect certain areas during construction. These items shall also be kept off of road shoulders. Lot owners and contractors shall be jointly and severally liable for any damage or maintenance to roads, shoulders, slopes and drainage ways due to their construction activities (CCR 6.03).
4. A special effort shall be made to avoid concentrating drainage wherever possible. Flow from downspouts and unavoidable ditches shall be spread to provide sheet flow.
5. Heavy mulching, sodding and rip-rap shall be used to stabilize critical areas and minimize the velocity of runoff.
6. The overall construction period from breaking of ground to certificate of occupancy shall not exceed 12 months without the written approval of the ARB. The construction site may not sit idle for more than three (3) weeks without approval of the ARB (CCR 7.05.9).
7. Maintained chemical toilets and dumpsters are required during all residential or other major construction. Such toilets and dumpsters shall be located at sites approved by the ARB (CCR 7.05.10).
8. Construction sites must be kept safe, neat and free of trash at all times. Any debris that blows off-site must be promptly recovered. Construction waste must be removed daily or deposited in an on-site dumpster.
9. All contractor, subcontractor and construction vehicles will be parked on the lot under construction or directly in front of it on the street. Parked vehicles cannot block the street and cannot be on or in front of other lots.

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10. Absolutely no burning on a construction site is allowed. To minimize fire hazard, cigarettes, cigars, etc. must be extinguished in sand or dirt.
11. Loud music, language and construction noise shall be controlled in consideration of existing and prospective residents of this development and its neighbors.
12. Any revisions to the approved construction or landscape plans must be submitted to and approved by the ARB prior to their implementation (CCR 7.03).
13. The pond on lot 52 is for the exclusive use of the owners of lots 1-16 & 18-53 in Indian Springs. Such lot owner(s) must accompany guests.
14. The maximum speed limit is 25 miles per hour in Indian Springs.
15. Equipment, trucks or tractor trailer rigs may be temporarily parked on Lots in connection with construction activities being performed upon the Lots (CCR 8.14).
16. The contractor may erect one sign at the construction site to aid in identifying the site. This sign may be no larger and displayed no more prominently than customary real estate listing signs. The ARB shall regulate these signs, and shall instruct contractors to remove any signs that do not meet this requirement (CCR 8.04).
17. The contractors and their subcontractors are allowed to work in Indian Springs subject to the approval of the Indian Springs Architectural Review Board (CCR 7.05.7). This privilege may be revoked due to non-compliance with these supplemental rules or the CCRs.

NOTE: These rules are in addition to the recorded CCRs, and were last updated in May 2019. All contractors will be required to acknowledge that they have read, understand, and will comply with both the recorded CCRs and these supplemental rules. Lot owners are responsible for assuring compliance by their contractors and subcontractors, whether relating to initial construction or subsequent remodeling, maintenance or services. In the event of any conflict between these supplemental rules and the CCRs, or any ambiguity in the provisions between them, the CCRs shall control.