

LAKE IN THE CLOUDS PROPERTY OWNERS ASSOCIATION

SCHEDULE B

NEW CONSTRUCTION BUILDING REQUIREMENTS

NOTICE TO BUILDING CONTRACTORS AND/OR HOMEOWNER HEREIN REFERRED TO AS "CONTRACTOR".

All the roads in the Lake in the Clouds East and West Development (LITC) are the responsibility of this Association to maintain. The Contractor must guarantee compliance to cover the cost of correction and repairs if the Contractor damages the roads.

1. No building permit from Lake in the Clouds Property Owners Association shall be approved or issued until an insurance certificate showing liability coverage is received by LITC.
2. A drain pipe of 8" or larger shall be installed at the road edge of the driveway to maintain proper drainage (Per Schedule A #4) .
3. When the residence and other improvements are completed, the Contractor shall notify the Building Chairperson requesting an inspection. The Building and Road Chairperson will then inspect the roads. If the roads are not left in satisfactory condition, the Contractor will be notified in writing of said repairs. Such repairs will be completed within 30 days of receipt of such notice. After said repairs are completed, the Chairperson will re-inspect the roads for compliance.
4. It is the responsibility of the homeowner that all dwellings should be exteriorly completed, under roof, and free of all debris six (6) months from the start of construction, as per LITC's Building Permit. A penalty of \$500.00 to the homeowner will be levied for each home not completed within this period. An additional \$500.00 fine will be imposed at the end of every six-month period until the home is completed.
5. Contractor shall be required to issue a copy of insurance certificate to the Association naming LITC as additional insured. LITC POA will not be liable for any damages or injuries incurred by Contractor at any time.
6. Operation of heavy equipment is allowed only Monday through Saturday, 8 a.m. to 7 p.m. There will be NO heavy equipment (trucks, backhoe, bulldozer, etc.) operated on Sunday or holidays.
7. All equipment must be removed after construction has been completed.
8. Contractors must obey the speed limit.

9. All trash and debris must be contained and removed from property within ten (10) days after completion of construction. In the event of any fire, township authorities will be notified, and a fine of \$500.00 for either violation will be levied.

 10. As per Schedule A, #5, no sign shall be displayed on the land or on any improvements thereon offering the same or other property for sale, lease, or otherwise without the prior consent of the Association.

 11. LITC POA has adopted the following Spring Thaw Regulations concerning community association roads. The purpose of this regulation is to protect the private roads of the community by limiting the weight of vehicles traveling over them at times when they are prone to special damage because of freezing and thawing conditions. Weight limits established by this regulation shall apply to all LITC roads during the period of January 1 through April 30. It shall be unlawful to drive, move, or operate a motor vehicle or combination of motor vehicles, whose total gross weight exceeds ten (10) tons, over or upon any LITC road during the period described above. Emergency vehicles (e.g., police, fire, ambulance, and rescue vehicles) trash vehicles, utility vehicles (e.g., propane, oil, moving vans) are exempt from the provisions of this regulation.
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CONTRACTOR/BUILDER: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

AREA CODE & PHONE #: _____

PROPERTY OWNER: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

AREA CODE & PHONE: _____

DATES RECEIVED:

BUILDING PLANS _____

SEWAGE _____

BUILDING _____

LITC BUILDING FEE (\$100.00) _____

APPROVED BY _____ DATE _____