

WATERBRIDGE CONTRACTOR INFORMATION, RULES, FINES

July 1. 2018 Edition (Recorded January 2019)

Owners in the Waterbridge Community are privileged to have a group of knowledgeable and experienced professional builders constructing homes in their community. And the vision of the developers of the community are being realized in a great part because of our builders.

The architectural guidelines are now based on a “single pass” concept that requires the designers of both the home and the landscape to follow a check list, with the expectation that one review is all that will be needed. We want to give the same consideration to the builders by providing a simple list of requirements as follows:

What we need from each builder prior to approving their building in the community:

1. Insurance endorsement for general liability minimum amount of \$1,000,000 per incident, \$2,000,000 aggregate.
2. Proof of Statutory Workers Compensation Insurance. Proof of Vehicle Insurance minimum amount of \$300,000.00
3. Provide form at each renewal period showing your builder license is current with the State of SC.
4. Provide evidence of a Builder’s Risk Policy for home when construction commences. (typ. paid by owner)
5. On all insurance policies, including Buildings Risk, name the Waterbridge HOA as “Certificate Holder” c/o CAMS, Attention Sandy Matthews, 1612 Military Cutoff Rd, Ste 108, Wilmington, NC 28403
6. A list of all the GC’s subcontractors prior to the start of construction on each project.
7. Compliance deposits and road bonds for projects are to be paid by the Builders from their funds. Checks from Homeowners will not be accepted.

Actions, other than direct property damage, which would reduce the amount of refund of a contractor’s deposit.

1. For allowing trash to accumulate on the site or spill over onto neighboring properties, or for leaving significant amounts of mud or gravel on the street at the end of the workday: \$100 per day.
2. For failure to maintain the silt fence allowing silt to discharge into the community storm water system or ponds, \$200 per day, which may be increased if additional remediation is required.
3. For working outside of permitted hours on any given day: \$100 per hour or fraction thereof. Permitted hours are Monday through Friday, 7 am to 6 pm. Saturdays 8 am to 5 pm. This includes material delivery by third parties.
4. For violating the Sunday or Holiday working restrictions: \$500 per day. No work on Sundays or SC Holidays as follows: New Year’s Day; Martin Luther King Day; President’s Day; Memorial Day; Independence Day; Labor Day; Veteran’s Day; Thanksgiving Day; day after Thanksgiving; Christmas Eve; Christmas Day; day after Christmas.
5. For trespassing on private lots or common areas, or parking so as to obstruct access to an adjacent home’s driveway: \$100 per incident/day. Plus restoration costs where applicable.
6. For storing equipment on adjacent lots or on common areas without written permission of the owner or without confirmation of that permission being provided to the ARC: \$100 per day, plus restoration costs where applicable.
7. For use of gate code by personnel other than Builder and Sub-contractors: \$100 per incident and administrative costs to issue a new gate code.
8. For commencing any construction activities prior to the review and written approval of the Architectural Review Committee: \$500. Additional fines of \$100/day will be assessed if construction continues without ARC approval.
9. For concrete truck crossing curbs. \$500 per incident. Plan to utilize a concrete pump truck.
10. For other violations of the Guidelines not mentioned herein, fines will be levied at the actual cost of the corrective action which will include any HOA expense.

Special note on job-safety:

For violations of OSHA regulations and/or where persons are endangered by actions of workers, a report will be filed with OSHA. No exceptions! Please provide on-going safety training for your workers and subcontractors.

Thank you, Waterbridge ARC

By: J. Richard Alsop, AIA Architect Consultant

email: Richard.Alsop@arcreview.org