



THE PALISADES ARCHITECTURAL CONTROL COMMITTEE

4701 Hedgemore Dr. Suite 816
Charlotte, North Carolina 28209
Phone: (704) 731-5560

THE PALISADES MASTER ASSOCIATION OF MECKLENBURG, INC.

Dear Builder/Property Owner,

The Palisades Declaration of Covenants, Conditions and Restrictions and The Palisades Guidelines (Governing Documents) were established to protect the lifestyle and property values for all residents and all property owners in the Palisades.

It is the responsibility of all property owners, builders, subcontractors and service personnel while working in The Palisades community to be in full compliance of the covenants and Guidelines. Recent inspections in The Palisades have confirmed ongoing violations on various building sites. As a reminder, please comply with the established rules:

1. Construction activity is only allowed from 7:00 am until 7:00 pm, Monday through Friday. Saturday construction is allowed from 8:00 am until 4:30 pm. **There will be absolutely no construction activity on any lot after these hours and absolutely no construction activity on Sunday and/or National Holidays.**
2. All sites must be kept free of any loose debris. During the construction process, the builder is required to maintain a trash receptacle of sufficient size to contain all debris from the project. This receptacle must be emptied at a frequency that avoids the receptacle from becoming overloaded to the point that the debris projects above the top rim of the receptacle. Loose debris must be contained on a daily basis and no debris is allowed to blow into adjacent lots.
3. No Porta-Johns can be placed on the road banks or at the end of a driveway where it connects to the street.
4. The Building Envelope must be completely fenced with silt fence during construction with only one means of access approved by the ACC. All construction activity must take place within this silt fence.
5. A 3" stone, 20 x10 driveway and parking area must be installed to provide adequate parking for construction vehicles. Parking should be off streets and road banks. No parking is allowed on both sides of the street.
6. Street cleaning using dry sweeper methods should be performed every Friday by the Builder (at a minimum). All construction sites with insufficient stone on the driveway or where dirt is observed on the street emanating from that site will receive a higher assessment. This assessment will be applied to your account and if not paid, further collection action may be taken by the Board.
7. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on your construction site and excessive concrete removed.



THE PALISADES ARCHITECTURAL CONTROL COMMITTEE

4701 Hedgemore Dr. Suite 816
Charlotte, North Carolina 28209
Phone: (704) 731-5560

8. Damage to street and curbs, drainage inlets, mailboxes, walls, etc. must be repaired to standards by the responsible contractor/builder.
9. No signage is permitted at any job site unless required by law or approved by the ACC and/or Developer.
10. No alcoholic beverages are permitted on job site.
11. The playing of any audio equipment in a loud manner that may be annoying to residence or golfers is prohibited.
12. No vehicles (trucks, vans, cars, etc.) may be left in the community overnight. Parking should be off streets and road banks. **No parking is allowed on both sides of the street or within Common Areas of the Palisades.**
13. Any agents, subcontractors, employees or builders who violate construction site requirements or any other ACC criteria may be removed and prohibited from entering The Palisades.

These rules and regulations have been established to protect the lifestyle and property values for all residents and all property owners in *The Palisades*. Construction fines will be assessed as outlined in the Construction Fine Schedule and agreed to by all property owners upon submittal of each Architectural Review Application.

When each owner/builder submits an application for architectural review, a “Construction Compliance Deposit” of \$1,500.00 will be secured by the Association for each application. The purpose of this deposit is to protect the Association by ensuring that each home is completed in full compliance with the terms, conditions and requirements set forth in the construction plans and specifications approved by the Architectural Control Committee (ACC), including any requirements and conditions to approval and all of the terms and provisions of the governing Documents. Additionally, the deposit will pay for the cost of repairing all damage to existing infrastructure inflicted during construction.

The Construction Compliance Deposit may be used by the ACC to defray, or provide for reimbursement of: 1.) costs incurred to correct any deficiency or cure any noncompliance with the Governing documents or the approved plans and specifications, 2.) fines imposed as permitted under North Carolina law for violations of the governing Documents or any noncompliance with or deviation from approved plans, specifications and fine schedules, or 3.) expenses incurred in connection with communications or actions taken to obtain or ensure compliance with all obligations and responsibilities set forth in the Governing Documents or the approved plans and specifications or to respond to violations thereof, including attorney’s fees and other costs incurred.



THE PALISADES ARCHITECTURAL CONTROL COMMITTEE

4701 Hedgemore Dr. Suite 816
Charlotte, North Carolina 28209
Phone: (704) 731-5560

The Palisades Board of Directors intends to ensure that each property is in compliance of the rules and regulations. The Palisades ACC has created a fine schedule addressing specific construction violations which is enclosed. Builders/ Property Owners that continue to violate the construction guidelines and Governing Documents seven (7) days after being previously notified will be fined according to the schedule and may be noticed to a Hearing with the Palisades Board of Directors. Daily fines of up to \$100/day specific to the violations may be assessed until the violations are corrected.

Thank you for your anticipated full and immediate cooperation.

For each submission, please complete the signature portion of both this letter and the attached Construction Fine Schedule and return, along with your check for \$1500.00 to:

Palisades Homeowners Association
c/o Lindsay Injaychock
CAMS
4701 Hedgemore Dr., Suite 816
Charlotte, NC 28209

NAME: _____

CONSTRUCTION
PROJECT ADDRESS: _____

COMMUNITY: _____

DATE: _____

Enc: Construction Fine Schedule



THE PALISADES ARCHITECTURAL CONTROL COMMITTEE

4701 Hedgemore Dr. Suite 816
 Charlotte, North Carolina 28209
 Phone: (704) 731-5560

Violation	Fine
Violations associated with new construction procedures such as: site clearance without prior approval, exterior modifications without prior approval, additions to dwelling without prior approval, failure to maintain construction site, failure to properly install silt fence, failure to maintain silt fence during project, damage to common property (in addition to payment repairs), etc, as defined in the CCR's and Architectural Guidelines. Violation of the ACC standards will result in the following fines:	SEE BELOW
Clearing or modification of existing site before submitting proper application for review/approval	\$3,000
Failure to properly install silt fence throughout site as necessary or instructed	\$750
Failure to properly maintain silt fence through completion of project	\$500
Offsite sediment accumulation due to improper erosion control features	\$1,000 + proper cleanup + city notification
Damage to vegetation at edges of setback areas during construction	\$750
Unauthorized penetration of buffer/setbacks	\$1,000
Unauthorized plan change (minor)	\$500
Unauthorized plan change (major)	\$1,000 + construction halted
No dumpster/dumpster improperly located	\$250
No temporary sanitary facility/facility improperly located	\$250
Littered/unkempt site	\$300
Construction equipment stored on site improperly	\$300
Construction equipment/vehicles blocking street traffic	\$500
Unattended construction equipment left on street overnight	\$500
Non-conforming signs on site	\$250
Illegal use of water on site without meter installed (where applicable)	\$500 + construction halted until metered
Improper/inadequate stone installed at driveway – streets dirty	\$300 + cost of street cleaning
Noise/nuisance disturbance generating from construction employees on site (after hours work)	\$250
Damage to residential property from commercial vehicles – lawn, curbing, mailbox, irrigation, fencing, signage, etc	\$300 + cost of repair
Failure to adhere to Palisades Water Quality Management Plan specifications	\$500 + cost of remediation as needed
Additional Fines of \$100/Day may be Assessed for Ongoing Violations	

Owner:

Signature:

Date:

Property Address:
