

River Landing HOA Rules and Regulations for On-site Construction

1. **Architectural Approval:** Before starting any **major construction (\$2,000 or more)** or remodeling project, homeowners need to obtain prior written approval from the HOA Association Director, or Architectural Control Committee (ACC). The form may be obtained from the website or the HOA Association Director. The homeowner should give the ACC a 30-day notice for approval of construction. The ACC should get back to homeowner within a two-week period. **Minor Construction** and repairs (under \$2,000) will not need to be approved by ACC unless significant cosmetic changes occur. Any changes to prior approved plans must be submitted for additional approval before starting.
2. **The hours of construction,** 8-5 Monday to Friday, 10-4 on Saturdays, no work on Sundays or federal holidays, except for emergencies.
3. **Areas of Construction:** Construction should be done in private areas such as garages, in-unit and deck, if possible. The common areas may not be used as a work site. Contractors should park off-site during construction, unless logistically needed to be near the work being done, no overnight parking for construction vehicles. Homeowner is responsible for any damage incurred by their agents to the common elements, limited common elements or other owner's units. Elevators are not to be used as freight elevators. During improvements, Owner authorizes HOA agents, Architectural Committee, and/or Board Members at any time, without notice, to come onto my property to inspect the work on condo to determine that any improvements are according to plans submitted and approved.
4. **Contractor Regulations:** HOA requires that work being done by the homeowner, or a licensed contractor must be approved before commencing any construction work. A contractor or homeowner must register with the manager, provide proof of liability and workers comp insurance, license, and all applicable permits. The Condo homeowner who is doing the construction will be responsible for any damage done to a common area during construction; if damage occurs, the owner can negotiate with the contractor. Also, contractors must review and sign a copy of these rules/regulations before commencing work. A certificate of insurance sent directly to the HOA reflecting the name of the party to complete any material work. A minimum of 1 million of liability coverage is required,
5. **Dumpster and Porta-potty Placement:** Porta-potties and dumpsters should be placed to avoid obstructing walkways, driveways, and common areas. Dumpsters and porta-potties should be placed in a manner that minimizes visual impact and inconvenience to residents. The Manager should approve porta-potties and dumpsters; these should be removed immediately after the work is completed. Construction waste is to be disposed off-site and not in HOA provided waste cans.
6. **Noise and Disruptions:** The contractor should take measures to minimize noise and disruptions to other residents in the community. During the workday, unnecessary noise on construction sites, such as the operation of radios, stereos, boom boxes, or similar electronic devices at a loud volume, is prohibited.

7. **Safety and Compliance:** Homeowners are required to adhere to local building codes, permits, and safety regulations for construction on-site.
8. **Parking:** During high season, (June, July, Aug). Contractor may park in front of the Owner's garage and one parallel parking space along the perimeter fence, a total of 2 vehicles. Trailers and large vehicles are not permitted in areas adjacent to garages, except for drop off/collection.
9. **Completion Timelines:** The HOA may specify a maximum time limit for completing construction projects to prevent prolonged disruptions and unfinished work.
10. **Signage:** No construction company signs are allowed during construction. Post any required permits in a location such that they are easily viewable from the exterior of the unit.
11. **Cleanliness and Maintenance:** Homeowners and their contractors are required to maintain a clean and organized construction site throughout the project.

Always consult your HOA's governing documents and bylaws to familiarize yourself with the specific rules and regulations regarding construction on-site. If you have any questions or concerns, reach out to your HOA board or property management for clarification.