

**ARCHITECTURAL STANDARDS AND
CONSTRUCTION REGULATIONS
OF
TIMBER POINTE**

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**ARCHITECTURAL STANDARDS AND
CONSTRUCTION REGULATIONS
OF
TIMBER POINTE**

These Architectural Standards and Construction Regulations ("Standards") have been adopted and implemented to protect the investment of the members and to enhance the values of the properties subject to regulation by the Association and the Design Review Committee.

1. **Architectural Standards and Construction Regulations.**

- a. Introduction. Timber Pointe is a quality residential development of single family homes.
- b. Objectives. In the interests of the Owners of property in Timber Pointe, and given a desire by the Owners to preserve the natural character of the area. Residences built in Timber Pointe must be carefully and sensitively nestled into the landscape. It is the intent of these Architectural Standards to provide guidance to architects, landscape architects, designers, builders, and Owners in developing appropriate architectural and site plans which satisfy these concerns.
- c. Primary Restriction and Requirements Related to Construction. All construction that is undertaken in Timber Pointe, whether new building and site construction, landscape planting, or changes to existing facilities, shall be subject to review under the Declaration (as defined below) and these Standards.
- d. Architectural Review Process. The process for establishing the Committee and defining the specific duties and powers conferred on the Committee is defined in the Declaration of Timber Pointe ("Declaration"). The Committee has approved these Architectural Standards and Construction Regulations for Timber Pointe and the process and procedures set forth below.
- e. Xeriscaping, Energy Conservation and the Environment/Irrigation Restrictions. Landscaping and construction that takes advantage of xeriscape, energy conservation and environmentally conservative construction is encouraged. Owners must comply with limitations on irrigated landscaping included on the plat and in the Declaration.
- f. Variances. The Committee may grant reasonable variances or adjustments from any conditions and restrictions imposed by the Declaration or these Standards in order to overcome practical difficulties and unnecessary hardships. Such variances or adjustments shall be granted, in the discretion of the Committee, only when the granting thereof shall not be materially detrimental or injurious to

the other Lots nor deviate substantially from the general intent and purpose of the Declaration and these Standards. In the event that the request for a variance is disapproved by the Committee, the applicant shall have the right of appeal to the Executive Board of the Association.

- g. Revisions to These Standards. The Design Review Committee ("Committee") reserves the right to revise these Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits for the Community while enhancing property values.

2. **Architectural Process.** The following process shall be followed:

- a. Pre-Design Meeting. Prior to preparing plans for a proposed Residence, it is required that the Owner and/or the architect meet with a Committee member to discuss proposed plans. This informal review will provide guidance but will not result in any binding stipulations. No fee shall be charged.
- b. Appointments with the Committee. Appointments should be sought at least 1 week in advance.
- c. Preliminary Plans.
 - i. Following the Pre-Design Meeting, the Owner and the architect shall develop preliminary architectural and site plans. The preliminary plans should meet the following requirements:
 - 1. All plans shall be the same sheet size.
 - 2. All plans include the following:
 - a. A professional survey of existing conditions, including topography with a 5 foot contour interval, existing trees and shrubs (relevant and related to the proposed improvements), drainageways, and other natural features.
 - b. All legal restrictions, including rights-of-way, easements, property lines, and Timber Pointe setbacks, shall also be included.
 - c. All survey information should extend to all property lines of the tract and beyond to include all of any rights-of-way or drive access easements directly adjacent to the tract.
 - d. A site plan of all proposed improvements, indicating items such as building location, driveway and parking areas, proposed grading at a 1 foot contour interval with appropriate spot elevations, and drainage features, at a scale of 1" = 20' or larger.
 - e. Roof and floor plans at a scale of 1/4" = 1' or larger.

- f. Architectural elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, and top of slab elevations.
 - g. Indication of all exterior materials and colors.
 - h. Any other proposed improvements.
3. At the Owner's option, a perspective sketch and/or model may be prepared, as a visualization aid.
 4. In order to assist the Committee, the Owner shall provide accurate staking of all proposed building corners, the driveway centerline at 20 foot on center, lot corners, easements, and development guide setbacks. All stakes must extend at least 3' above grade and must be identified.

ii. Procedures for Preliminary Plan Review

1. After preparing the appropriate preliminary plans, the Owner shall submit the plans and a review fee of \$295.00 to the Committee.
2. The Committee will then review the plans and staking, and will provide a written response no later than 30 business days after the submittal. The Committee anticipates that it will respond within 10 business days of a submission.
3. Should the plans be approved, the Owner may begin preparing Final Plans. In the event of disapproval, the re-submittal of plans shall follow the preliminary plan submittal procedure. At the preliminary submittal level, all re-submittals (beyond or after a third disapproval) will require an additional review fee of \$295.00.

d. Final Plans.

- i. Final Plans Submittal. Following Preliminary Plan approval, the Owner, and the architect shall develop final architectural and site plans, suitable for construction. The final plans should meet the following requirements:
 1. All plans shall be of the same sheet size
 2. A "builder board" (not to exceed 2' by 3') shall be provided, with all exterior finishes proposed to be used attached or displayed. The builder board shall also include the following information:
 - a. Address of the property at which the improvements proposed are to be constructed (after Committee approval)
 - b. Name, phone number and address of the Owner

- c. Name, phone number and address of the Builder or General Contractor of the Owner
- d. Name, phone number and address of any other relevant party, architect or agent of the Owner

3. All plans shall include the following:

- a. Update of the professional survey, as needed.
- b. Update of the site plan, all finish floor and top of slab elevations, all site improvements, and all utility connections.
- c. Detailed roof and floor plans at a scale of 1/4" = 1' or larger.
- d. All exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, and top of slab elevations.
- e. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings and supports.
- f. Samples of all exterior materials, finishes, and colors, including windows and glass. Samples must be clearly marked with Owner's name and lot number, and must be identified with manufacturer's name, color, and/or mixture.
- g. Complete landscape plan, including:
 - i. Areas to be irrigated, if any, and systems proposed to be used [Note: Owners must comply with limitations on irrigated landscaping included on the plat and in the Declaration];
 - ii. Seed mixtures to be used on re-vegetated areas;
 - iii. Any additional plant material, identified by common name;
 - iv. All walks, retaining walls, lighting, signage and any other site amenities.
- h. Any adjustments in site staking shall be made at this time.

ii. Procedures for Final Plan Review.

- 1. After preparing these detailed plans, the Owner shall submit the plans to the Committee.

e. Landscape Plans, Changes and/or Additions to Approved Plans.

- i. Submittals. Following Final Plan approval, the Owner and the architect or landscape architect must submit for Committee review any changes

and/or additions to the approved plans. Any architectural and site plans revisions should meet the following requirements:

1. All plans shall be of the same sheet size.
2. All plans shall include the following:
 - a. Update of the professional survey, as needed.
 - b. Update of the site plan, all finish floor and top of slab elevations, all site improvements, and all utility connections.
 - c. Detailed roof and floor plans at a scale of 1/4" = 1' or larger.
 - d. All exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, and top of slab elevations.
 - e. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings and supports.
 - f. Samples of all exterior materials, finishes, and colors, including windows and glass. Samples must be clearly marked with Owner's name and lot number, and must be identified with manufacturer's name, color, and/or mixture.
 - g. Complete landscape plan, including:
 - i. Areas to be irrigated, if any, and systems to be used. [Note: Owners must comply with limitations on irrigated landscaping included on the plat and in the Declaration.]
 - ii. Seed mixtures to be used on re-vegetated areas.
 - iii. Any additional plant material, identified by common name.
 - iv. All walks, retaining walls, lighting, signage, and other site amenities.
 - h. In order to assist the Committee, the Owner shall provide accurate staking of all proposed building corners, the driveway centerline at 20 foot on center, lot corners, easements, and development guide setbacks. All stakes must extend at least 3' above grade and must be identified.
- ii. Procedures for Review of Additional Submittals: After preparing these detailed plans, the Owner shall submit the plans to the Committee. The Committee will then review the final plans and staking, and will provide a written response no later than 30 business days after the submittal. The Committee anticipates that it will respond within 10 business days of a submission. Should the plans be approved, the Owner may apply for the

appropriate building permit(s), and when approved, begin construction. In the event of disapproval, the re-submittal of plans shall follow the final plan submittal procedure. At the final submittal level, all re-submittals (beyond or after a third disapproval) will require an additional review fee of \$295.00.

- f. Deposit Required. A deposit of \$7,500.00 is required with all final submittals. The deposit is to be held, subject to completion of construction, to protect the Committee, the Association and the Community.

3. Architectural and Site Standards.

- a. Building Set Backs. Building set backs have been established by these Standards as follows:
 - i. Front yard set back: 65'
 - ii. Side and rear yard set back: 35'
- b. Additional Location Considerations for Proposed Residences. The siting of the Residence or a Lot shall be responsive to any and all of the following site and related features:
 - i. Existing grades
 - ii. Topography
 - iii. Rock outcroppings
 - iv. Disruption of existing conditions/terrain and vegetation shall be minimal
 - v. Where possible, all existing trees shall be preserved
 - vi. Existing views or view corridors shall be respected
 - vii. Adjacent home sites and their view corridors shall be respected
 - viii. Sun exposure
 - ix. Vegetation
 - x. In all events, the residence should be sited to take advantage of existing views and microclimatic conditions while respecting existing terrain, vegetation, and adjacent land uses
- c. Grading and Drainage. All site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slopes providing access across slopes instead of down them, and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3:1, with steeper slopes permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. All graded slopes should be "rolled" back into existing slopes, so that, after re-vegetation, no sharp contrast exists between existing and disturbed slopes. All areas which are to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected throughout the construction period.

No grading shall extend beyond existing tract boundary lines or, easement boundary lines.

In addition to minimizing the extent of disturbed land, disruption to existing drainage courses should be minimal. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner, consistent with County approved and required drainage, allowing water to percolate and flow in a non-destructive course. If culverts or other drainage facilities are required, detailed drawings should be submitted and culverts and drainage facilities should not be visible when completed, or should be reasonably screened or minimized, all with minimal disturbance to the land, so that contact with the existing environment is minimized.

- d. Erosion Control. During all site construction, techniques for controlling erosion within the site and onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Proper re-vegetation shall begin as quickly as possible after soil disruption and should be well established within one year after disturbance.
- e. Driveways and Parking. Access to each residence shall be via a single private drive or public road. The drive shall be constructed of concrete, asphalt or other approved surfaces or treatments. The drive should be sited to minimize earthwork, without overly emphasizing the parking area or garage. Access drives shall be located to preserve and avoid important natural features, such as large or significant trees, plant materials, drainageways, and rock outcroppings, so as to minimize disruption of the existing landscape. The graded or paved surface of an access drive shall not exceed 14 feet in width, except where it crosses the road right-of-way and the setback of the Lot. Where access drives cross the road right-of-way and the setback of the Lot, angles or other corner access may be permitted. Driveways and/or parking surfaces may not encroach into any side setback without specific approval of the Design Review Committee; some limited encroachment may be considered where unique terrain, vegetation constraints, or limited Lot width may warrant. The proposed driving surface is subject to approval by the Design Review Committee. A concrete or metal culvert pipe, with a diameter of 18 inches or greater, shall be installed beneath each access driveway, between the road shoulder and the property line, unless otherwise approved by the Design Review Committee. The invert flowline of the pipe shall be aligned and sloped so that borrower ditch/drainageway storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with concrete or stone headwalls. Stone headwalls may be grouted or loose-laid.
- f. Architectural Design.
 - i. No mandatory architectural "style" is required for Timber Pointe.

- ii. Designs that conform and are harmonious in exterior appearance of structures with neighboring structures, effective location and use of Improvements on nearby Lots, preservation of aesthetic beauty, compliance with the restrictions contained in the Declaration are desired.
 - iii. It is the intent of these Standards to encourage Residences which are harmonious with the existing natural environment, suggesting design solutions which reduce the apparent visual mass, incorporate materials, colors and textures which generally blend with the landscape, and develop proportions and details appropriate to the Lot, adjoining Lots or sites and within the Community as a whole.
 - iv. Architectural designs should avoid flat designs and/or designs similar to those of production builders, but rather, indicative of custom house with exterior architectural features.
 - v. However, it is the intent of these Standards to encourage residences which are harmonious with the existing natural environment, suggesting design solutions which reduce the apparent visual mass, incorporate materials, colors and textures which generally blend with the landscape, and develop proportions and details appropriate to the site.
- g. Roofs. The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the Committee. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. However, these roofs and other unique forms developed will be reviewed on their merits on a case-by-case basis. Pursuant to the Declaration, all roofing materials should be of a fire classification or rating as required by the plat or local government, and should be of a texture and color that harmonizes with the environment. High profile, wind resistant asphalt shingles or tile are suggested and encouraged. All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. should be carefully located and finished to complement other elements of the design. Unfinished and exposed metal detailing will be discouraged.
- h. Walls and Openings. The walls of a building are an important part of its overall visual impact and should be carefully detailed. Siding and trim materials should be consistently used throughout the building. Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. The connection from the walls to the foundation would be treated such that the foundation becomes a very minor element.
- i. Exterior Materials and Deck or Other Posts. All materials and finishes should be harmonious with the surrounding environment, with natural wood, cedar, stone, or stucco generally being acceptable. Brick, rock, natural stone and exterior finishes harmonious with the existing natural environment are encouraged. Use of frame construction (excluding cedar) or manufactured siding will require specific Committee approval. Posts for decks or other posts on the exterior of

Residences shall be wrapped with a 16” by 16” finish in rock, natural stone, stucco or other exterior finish harmonious with the existing natural environment.

- j. Trash Enclosures. Trash Enclosures are to be screened with Improvements and/or landscaping and be located on a Lot so as not be at the front of the Residence or primarily visible from the streets in the Community.
- k. Color. Exterior finishes shall be in subdued earth tones, although brighter accents, used judiciously, may be permitted.
- l. Foundation Walls. Foundation walls shall not be exposed, but shall be finished to blend with the other exterior materials.
- m. Accessory, Utility, and Solar Structures. Accessory buildings or facilities such as detached garages, gazebos, greenhouses, tennis courts, pools, etc., shall adhere to the standards outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing should be well coordinated with the main structure(s) on the site. No temporary sheds will be allowed. All exterior utility equipment shall also be incorporated into the structure and be architecturally compatible with the residence.
- n. Fences and Screening. The use of fences and screening will be discouraged except when used to define private "outdoor living areas" or to aid in confining pets to selected areas near the main structure. When approved, such fences and screens shall be complementary in design to the main structure(s). Screens along property lines, in the form of fencing or formal planting, will be discouraged.
- o. Lighting. All exterior lighting shall minimize light spill onto adjacent properties. Fixtures, used for illumination of walks, driveways, address signage, etc. shall be compatible with the building.
- p. Landscape. All introduced plant materials shall conserve and complement the existing vegetation. Areas immediately adjacent to buildings may incorporate some ornamental plants but should quickly transition to more naturalized materials. Those naturalized material areas shall consist of grasses, groundcovers, shrubs, and trees that are similar to those on-site or are analogous in appearance with low water requirements.

The approved landscape plan, which, at a minimum will call for re-vegetation of all areas disturbed by construction, shall be completed in accordance with the Declaration of Covenants, Conditions and Restrictions.

Irrigation systems, when needed, should efficiently distribute water to these plants which require it. Temporary, drip or other low water consumption irrigation system will be encouraged where appropriate.

- q. Damage to Property. If a tree is found to be damaged as a result of construction, and the tree dies, or a tree is cut down without authority from the Committee, the contractor or Owner may be fined \$750.00 for each tree.

Any damage to the streets and curbs, drainage inlets, street markers, street lights, lot light bollards, mail boxes, walls, signs, landscaping, public or private property, etc. will be repaired by the contractor. The builder or prime contractor will be held accountable for any damage by his subcontractors. If the contractor does not promptly repair the damage, the Committee or the Association may repair the damaged property, and the cost will be billed to the builder or Owner.

4. **Approved Builders.** No contractor or builder shall construct any structure or attachment to a Lot or to the exterior of the Improvements on a Lot, or shall construct, erect, place or install any fence, mailbox or landscaping, including, but not limited to, painting and/or staining of exterior siding, unless such contractor or builder shall have been first submitted to and approved in writing by the Design Review Committee. Additionally, the primary Residence on a Lot must be constructed at the same time as any garage or outbuildings, such that Owners may not construct a garage or any outbuildings without also then constructing their primary Residence.
5. **Contractor and Construction Period Regulations.** In the interest of all Owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction documents contract for each Residence, and all contractors and Owners shall abide by these regulations:
 - a. OSHA. All applicable OSHA regulations and guidelines will be strictly observed at all times.
 - b. Insurance. All contractors and subcontractors must post evidence of insurance with their Owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the Owner, and Timber Pointe as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$1,000,000.00 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30 day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.
 - c. Construction Hours/Holidays. Construction work on any structure or building site shall not commence prior to 7:00 a.m. or continue after 7:00 p.m. Monday

- d. through Saturday. No construction is allowed the holidays set forth below without the written permission of the Committee:

New Year's Day
Easter
Memorial Day
Independence Day
Labor Day
Thanksgiving
Christmas

- e. Construction Limits. The Committee may require the contractor to provide a detailed plan of construction limits prior to construction, to be implemented with snowfencing, rope barricades, or like material prior to construction. The plan shall include size and location for construction material storage areas, limits of excavation, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, and a construction sign.
- f. No Construction Trailers, Sheds or Temporary Structures. There shall be no construction trailer, shed or temporary structure located within Timber Pointe.
- g. Excavation. Excess excavation material may be required to be removed from the property. Excavation, except for utility trenching, shall be on the Owner's site only. Contractors are expressly prohibited, during back fill and final grading operations, from spreading excess debris of material over the remainder of the Owner's tract.
- h. Utilities/Propane Tanks. Contractors will use only the utilities provided on the site on which they are working. Accessing utilities from any other site without written permission of the Owner of that site is trespassing and violators may be charged. Propane tanks may be allowed by the Committee, provided that they are buried or reasonably and adequately screened from view, as the Committee determines.
- i. Temporary Sanitary Facilities. Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within or on a Lot, and not within any areas subject to setbacks.
- j. Debris and Trash Removal/Site Maintenance. Periodic clean-up of the construction site is mandatory. All trash and debris shall be stored in a fenced or other appropriate trash disposal area and shall be removed from the trash disposal area on a periodic basis. All soil and debris flowing into the street(s) or open spaces from the construction site shall be cleaned on a periodic basis.

It shall be the builder's responsibility to ensure that his construction activities, including all subcontractors, do not violate this regulation. Repeated violations can and will result in a shut down of the construction site.

The builder/contractor must provide a covered trash/scrap container for each construction site. The cover must be ventilated, and must be in place when the container is not in use. The containers must be emptied whenever the container becomes full, or at least once per week. Large amounts of trash should not be left in the containers over the weekend. Dumping of trash/scrap materials of any kind is not allowed in Timber Pointe.

Builders shall keep their construction sites in a neat and orderly condition at all times. Work areas shall be kept free of discarded boxes, plastic, cans, bottles, lunch bags, food, styrofoam containers, cartons, empty cement bags or any other such materials. Construction sites shall be cleaned up at the end of each working day.

- k. Vehicles and Parking. All construction vehicles will be parked in designated driveways or work areas, so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be parked on Timber Pointe roads.
- l. Pets. Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.
- m. Blasting. If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.
- n. Restoration of Property. Upon completion of construction, each Owner and builder shall clean his construction site and repair all property which has been damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Review Board, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and general contractor shall be held financially responsible for the cost of site restoration/re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or subcontracted agents.

- o. Dust, Noise and Odor. Reasonable efforts shall be made to control dust, noise, and odor emitted from construction areas. The contractor will be responsible for watering, screening or oiling excessive dust or problem areas as well as controlling excessive noise and offensive odors. Loud radios, stereos or other noise or music is prohibited.

- p. Prohibitions. The following items are prohibited in Timber Pointe:
- i. Oil changing of construction vehicles and equipment (without proper receptacles and removal procedures).
 - ii. Concrete equipment cleaning or concrete dumping (without proper clean-up and restoration).
 - iii. Removing any rocks, trees, plants, or topsoil from any portion of the property other than the Owner's tract.
 - iv. Careless treatment of trees or preservation area.
 - v. Use of spring, surface, or irrigation water for any purpose.
 - vi. Signs other than approved construction or real estate signs.
 - vii. Careless use of cigarettes or flammable items.
 - viii. Firearms.
- q. Hazardous Spills. Operators of vehicles are required to ensure that they do not spill any damaging materials in the Community. Operators are responsible for cleaning up any spills immediately. The cost, to the Committee or the Association, of any clean up done by the Committee or Association, will be billed to and be an obligation of the responsible party.
- r. Dirt Storage, Stockpiling, etc. Stockpiling of dirt or material is permitted only in conformance with the approved plans. Dirt which must be removed from a site must be disposed of at a designated fill site or away from the Community. Prior to using a developer-designated fill site, permission to dump must be obtained in writing from the Committee. Dirt spoil dumped on the property must be clean and free of construction debris. Any deviations from this rule require written approval of the Committee.
- s. Base of Coarse Gravel Required During Construction. During the construction of the initial Improvements on a Lot, the Owner and their contractor shall install and maintain a base of coarse gravel for all points of access to the Lot off of the streets in the Community. This area shall be kept reasonably clean, with minimal overflow onto the streets of the Community.
- t. Street Cleanliness. Dirt, mud, and any other such debris left on the streets and roads in the Community caused by construction vehicles or equipment must be cleaned up daily by the contractor/builder or Owner.
- u. Construction Access from Other Lots. Access for construction from an adjacent lot is highly discouraged. The Committee may allow ingress/egress if adjacent property Owner gives his/her permission in writing. Any damage to this property will be the responsibility of the builder. If the builder fails to complete this repair on a timely basis, the Committee or the Association may affect this repair at the expense of the builder or Owner.

- v. Construction Washing and Concrete Wash-outs. Washing of construction trucks and other construction vehicles is not allowed. Concrete truck wash out must be on the construction site at the future driveway location or within the building pads as designated on the approved plans.
- w. Drainage and Runoff. Excess drainage and runoff shall be contained on the construction site.
- x. Damage to other Properties. All builders or Owners shall be responsible for the maintenance on a continuous, day-to-day basis, of all tree protection barricades, drainage control devices, and silt fencing for their construction site. Any damage to neighboring streets or properties due to runoff from a construction site shall be the responsibility of the builder or Owner.