

OPPOA CONSTRUCTION DEPOSIT

Purpose: Ensure clean construction site.

Trash and discarded materials such as lunch bags, cans and odd materials must be put into containers. All construction debris shall be kept in a container or enclosure on the lot where the construction is underway. Stockpiling of trash or any material on adjacent lots or streets is not permitted. If trash and debris on the job site become a noticeable problem, notification to the responsible party will be given by the ACC to clean up the site within 5 working days. If, after a designated period, the site has not been cleaned up, OPPOA may remove the debris and charge the property owner. If deposit money is used for a site clean-up incident, an administrative/service fee plus a fine will be charged, and the total amount of clean-up cost and fee/fine must be replaced by the property owner to maintain the deposit balance of \$1000.

Deposit:

A Construction Deposit of \$1000 (or an amount considered appropriate) must be submitted by the property owner prior to ACC approval of the house construction plans. Checks should be made payable to OPPOA, and it is believed that a separate OPPOA account for construction deposits would be required. Upon construction completion, a final site inspection by the ACC will be made, and if no violations occur, or all violations are corrected to the satisfaction of the ACC, the then present balance of the construction deposit will be returned in full to the owner.

ACC Oversight of Construction Site:

This process will require ACC members/alternates to monitor construction sites on a regular basis, e.g., every 5 working days on average, or more frequently at the discretion of the ACC member. If a violation is discovered, an attempt will be made to verbally contact the contractor and/or owner to correct the violation. If the violation continues during the next inspection, written notice will be given to the owner. If the violation continues for 10 days following the mailing of the written notice, the problem will be referred to OPPOA Board of directors for appropriate action.

Implementation:

We are proceeding on the belief that the last sentence of Para 4(a) of existing OP Covenants provides the ACC with authority to implement a Construction Deposit process that would apply to construction sites within Olde Point. A form of OPPOA Record and Owner Certification of understanding of the Construction Deposit has been developed, and the Board has recommended that this document have Legal review prior to implementation.