

# BUILDING STANDARDS

## The Beachwood Farms Subdivision

Grantor does hereby form an Architectural Control Committee to govern building standards at The Beachwood Farms.

### Building Type:

- Stick built construction only (no mobile, modular or systems built homes).

### Exterior:

- Block, brick, rock/stone foundation. Exposed concrete or block must have stucco applied on or before completion of home.
- Wood, log, rock/stone, stucco, brick and any combination is permitted. All Vinyl and aluminum siding is permitted, although a combination of vinyl and any of the above permitted materials may be permitted as long as the percentage of vinyl/aluminum does not exceed 50%.
- Any new materials that are approved by the Kentucky Homebuilders Association may be considered.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuilding will be permitted. Outbuildings must be constructed of similar materials to home.
- Detached garages are permitted, but must be constructed of the same exterior material as the home.
- Roof-pitch must be minimum of 6/12. This also applies to outbuildings and detached garages.

### Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor may be required to provide references to ACC prior to plan approval.
- Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
- Contractors must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end for each working day.
- The ACC reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter Beechwood Farms en route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all subcontractors.

- Contractors/subcontractors are responsible for any cut, break or damage to underground utility caused by their negligence.

Lot Owner Responsibilities:

- Present 2 copies of blue line schematic drawings of home to ACC
- Have permission of ACC before commencement of construction.
- Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.

Michael E. Ogden  
BUYER

6-8-02  
DATE

Sharon R. Ogden  
BUYER

06-08-02  
DATE

Vut QR  
Sales Representative  
Waterfront Group, Inc.

6/7/02  
Date

William N. Adkins, President  
Waterfront Group, Inc.

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Date

Contractor Responsibilities:

- Contractor must have proof of insurance, to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor may be required to provide references to ACC prior to plan approval.
- Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/emptying of portable toilet.
- Contractor must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpsters at the end of each working day.
- The ACC reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Staging areas cannot be placed within road rights-of-way or utility easements.
- Contractor bears complete liability for all construction vehicles that enter Bechwood Farms on route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of agent/subcontractors.