

3.3 New Construction

3.3.1 Requirements

All plans must be approved prior to the beginning of any work on a lot.

3.3.1.1 Construction Drawings

Two (2) sets of construction drawings shall be submitted to the Committee. The drawings shall be eleven (11) inch by seventeen (17) inch minimum size, and drawn at a legible scale. The drawings must include an original survey bearing the stamp and signature of a registered Georgia licensed engineer or surveyor showing the following:

- Property lines;
- Easements;
- Setback lines;
- Shoreline on all lake lots and golf course property on all golf lots.
- Two (2) foot contours;
- Dwelling location with all dimensions specified (including cantilevers);
- The location of all planned structures, including but not limited to secondary detached structures, walls, sidewalks, fences, decks, patios, seawalls, docks and lamp posts;
- The location of LP gas tanks if appropriate (a separate application must be filed);
- The location of any existing sewer lines and manholes;
- Existing Right-of-Way and edges of pavement;
- Existing and proposed storm drains, ditches, and pipes;
- Elevation of ground floor;
- Corner lot pin placements with elevations;
- Location of driveways, turnarounds, driveway culverts;
- North arrow and scale; and
- Street address and the owner's name.

Additional construction plan requirements include the following:

1. The plat plans must be submitted to and approved by the Carroll County Water Authority, (who may retain one (1) copy) for an indication thereon of water and sewer tap locations and/or related infrastructure.
2. Two (2) copies of completely dimensioned floor plan drawn at the scale of 1 inch = 40 feet (1:40) is required. The plans submitted must also include elevation views of the front, both sides and rear of the house, with all dimensions including those of cantilevers drawn at the same scale. The square footage for heated and non-heated areas of the house must be listed on these plans. All planned decks or patios must to be drawn on the floor plans. Plans must indicate the type of foundation proposed for construction.
3. The set of plans submitted to the Committee must indicate the exact architectural treatment that is to be used on all sides of the exterior of the house. The exterior of the house must be built exactly as indicated on the approved plan. Any changes to the exterior, including any change in color, must be approved by the Committee. Failure to comply with this rule will result in the forfeiture of the compliance deposit and/or associated fines for working without an approved permit.

4. **It shall be the responsibility of the general contractor or Owner to ensure that proper survey stakes are placed on the lot prior to the submission of any plans to the Committee.** These stakes shall clearly mark all lot corners, front building line, rear building line and side building lines. No plans shall be considered for approval unless all these stakes are properly located on the lot, and a footprint of the house is clearly shown on the plat plan. No drone or aerial surveys are accepted or permitted.
5. **All planned deviations from the drawings must be redlined and initialed by the contractor, including appropriate notations for reverse plans.**
6. A Grading and Drainage Plan that meets all requirements of Section 3.3.1.3 of this document shall be included with each new construction application.
7. An Erosion Control Plan that meets all requirements of Section 3.3.1.4 of this document shall be included with each new construction application.
8. Landscape Plan that meets all requirements of Sections 3.4 of this document shall be included with each new construction application.
9. All boundary lines must be staked prior to construction and remain in place during all phases of construction.

Note: Any additions, improvements or modifications not included in the New Construction Application will require a separate application and fee.

3.3.1.2 Minimum Building Specifications

1. Pursuant to Paragraph 6.E. of the Declaration, Paragraph 6E:

No above-grade structure (except approved fences or walls) may be constructed or placed on any lot in the subdivision except within the building lines shown on the recorded plat plan, and if building lines are not shown or if the plat plan is not recorded, then the building lines, other than those which may be shown on a recorded plan, shall be:

- a. Fifty (50) feet from the front line of each lot;*
- b. Ten (10) feet from each lot side line;*
- c. Twenty five (25) feet or twenty-five (25%) percent of the depth of the lot, whichever is greater, from the rear line of each lot, except corner lots, which will be ten (10) feet from each adjoining lot sideline.*

For other setback requirements see Paragraph 7 of the Declarations A, B, C and D - Particular Rules for Application of Setback Requirements – “meandering line”, “side line”, “Lake Front Lots” and “corner lots”.

2. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. All homes shall be constructed with an appealing exterior and should include architectural treatments which enhance the curb appeal of the home, such as but not limited to porches, porticos, sturdy handrails, stairs, planters, the use of decorative stone or brick, bay windows or specifically designed windows, shutters or decorative trim at entrances. All architectural treatments shall follow the common architectural design of the house as closely as possible. Each home should be assumed to be visible from all sides and therefore should have consistent design quality and details on all elevations. The side and the rear elevations of the home shall also include some of the architectural elements listed above.

Window and door placement, details, roof forms, and exterior colors and materials shall be given careful consideration. The exterior walls may be composed of brick veneer, field stone, artificial stone, stucco, cedar, redwood, aluminum, pine, masonite, vinyl, hardi-plank, or other siding material as approved by the Committee.

Large blank walls shall not be permitted and any large areas shall contain appropriate window placement and architectural treatment. If any of the foundation exceeds four (4) feet in height, architectural treatment such as but not limited to rock, siding or brick must be incorporated into the foundation. Stucco and paint treatment will not be considered sufficient to satisfy the four (4) foot requirement.

Foundation walls less than four (4) feet must be covered or screened. Stucco, paint or vegetation are allowed.

Some of the lots in the community are steeply sloped and as such, the owner should demonstrate care in selecting the correct house design for the lot size and slope. The use of multi-floor levels to adjust the design to a sloping lot is encouraged. The Committee may reject a design if the house does not fit the lot size/slope, or if excessive grading will be required to build the home as proposed or if the slope cannot be properly maintained by approved vegetation or landscaping.

3. Section 6.A. of the Declaration requires a minimum of an attached two (2) car garage for all new homes.
4. Secondary structures – See Secondary Detached Structures 3.5.1.4
5. The main roof slope shall be a minimum of 7/12; however, the recommended roof slope is 8/12 for the main roofline and all gables.
6. Every dwelling constructed shall contain a minimum of 1,800 finished and heated square feet of fully enclosed living area (exclusive of roofed or unroofed porches, terraces, decks, garages, and outbuildings).

For lots that are equal to or larger than 1/3 acre, the dwelling shall have a minimum of 1,800 square feet of living area on the first floor. For lots that are less than 1/3 acres, the dwelling shall have a minimum of 1,200 square feet of living area on the first floor with the remaining square footage on additional floors.

7. Seawalls - refer to section 3.3.4.6 Seawalls and Lakes and Dams Section 5 of this document.
8. Fireplaces and chimneys are permitted. Any exposed part of the chimney that is visible to the outside environment must have an enclosure compatible with the exterior of the house. The minimum dimension of the enclosure should be two (2) feet by four (4) feet.
9. A deck or patio shall be included on the rear or side of every house and must be shown on the footprint of the house and all floor plans. The deck or patio should be a minimum size of 120 square feet with a minimum width of 4 feet. Taking into account all applicable setback requirements, no portion of the deck, including any cantilevers, may extend beyond the build line of a lot without an approved variance.
10. A paved driveway with a minimum width of twelve (12) feet of approved material such as but not limited to asphalt, concrete or interlocking pavers is required. A turnaround is required on driveways when the driveway width does not have sufficient turning radius and or at the request of the Property Compliance Committee. When a drainage ditch exists or where the installation of a driveway would prevent or alter the flow of storm water a culvert must be installed. The size of the culvert must be adequate to allow the flow of storm water during an extreme rainfall. Should an improperly sized culvert result in damage or potential damage to roads, rights-of way,

other lots, or common areas the owner shall be required to install the correct size culvert at their expense. Construction on any lot that abuts a right-of-way having an existing sidewalk must adhere to all requirements in Section 3.3.4.8 of this document.

11. All mailboxes, whether free standing or within an enclosure, must have their size and location approved prior to installation and meet the United States Postal Service standards. The US Postal Service dictates the placement and location of mailboxes. The minimum specifications include 41-45 inches above ground level to the bottom of the box, 18 inches from the edge of the pavement to the supporting post of the mailbox, and on the correct side of the road to facilitate delivery. As set forth herein, all mailboxes and columns must be approved by the Committee and in accordance with these Rules and Regulations.

Driveway columns must also be at least eighteen (18) inches from the edge of the roadway and must be approved prior to construction.

Driveway columns and mailboxes constructed of block, brick, stone, etc. must be of a break-away design, with no interior reinforcement of the block and brick if constructed within 7 feet of the edge of the roadway. The design must be submitted and approved by the Committee prior to construction.

House numbers, a minimum of three (3) inches high, must be clearly and permanently posted on both sides of mailbox. In cases where mailboxes are not located on the lot, the numbers must be posted on the house, must be clearly visible and easily read from the street, and must be no larger than six (6) inches high. A Certificate of Completion will not be issued by the POA until this is completed.

3.3.1.3 *Grading and Drainage Plan*

1. A Grading and Drainage Plan shall accompany each new home construction package submitted with a home footprint and all other proposed structures clearly shown. The plan should show the existing surface flow patterns on the lot before construction including runoff entering the lot from streets, adjacent lots, and common property as well as existing drainage ditches, catch basins culverts and storm drains. The Grading and Drainage Plan shall be submitted on a copy of the plat plan of the lot and shall show the proposed house footprint as well as any other structures.

The proposed post construction surface flow patterns onto, over, and leaving the lot from all sources, including rainwater directed from down spouts, runoff flowing onto the lot from adjacent lots, streets, and common areas must be shown on the Plan. All planned drainage control features, including but not limited to driveway culverts, catch basins, swales, berms, and grate drains and underground drainage pipes shall be included on the plan.

Cut and fill should be kept to a minimum. To the greatest extent possible the structure should be designed to conform to the topography of the lot. Cut and fill may not encroach on or impact adjacent lots or common areas. Fill shall not encroach upon natural watercourses, drainage ditches or constructed channels in a manner that will adversely affect the roadway, another lot or common area.

A lot that slopes down towards a street shall have a swale or ditch placed adjacent to the road such that the water does not drain onto the road. No modification of existing drainage ditches is allowed without prior approval by the Committee. This includes piping or filling ditches for

landscaping. Drainage ditches at the front of a lot, adjacent to the road, cannot be piped unless measures are also installed to prevent runoff from flowing onto a road.

Under no circumstances shall any water be directed onto adjacent properties unless it is directed into an existing natural drainage channel. Georgia Law prohibits property owners from taking action which artificially increases the natural flow of water onto a neighboring lot.

2. Post Construction - all drainage control structures installed by the contractor or Owner must be maintained by the Owner of the lot at all times. An affidavit of agreement to maintain any drainage structures added to a lot must be executed.
3. All perimeter sediment barriers (silt fence, and/or hay bales) and the construction exit must be installed before clearing and grading may be conducted.

3.3.1.4 *Erosion Control Plan*

All new construction applications must include an Erosion Control Plan. The Erosion Control Plan shall be submitted on a plat of the lot and shall include all erosion and sediment control measures to be installed. A completed Erosion Control Checklist shall be submitted with all applications.

All contractors submitting an application for new construction within Fairfield must possess a GSWCC level 1A Certification.

All perimeter sediment barriers (silt fence and/or hay bales) and the construction exit must be installed before clearing and grading may be conducted.

The escape of sediment from the site must be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.

Erosion control measures must be maintained at all times. Sediment must be removed once it has accumulated to one-half the original height of the barrier.

If full implementation of the approved erosion control plan does not provide for effective erosion and sediment control, additional control measure must be implemented to control or treat the sediment source.

1. Minimum Control Measures

The disturbed area, as well as the amount of time for which the disturbed area is exposed to rainfall and runoff, shall be kept to a minimum. Whenever feasible, natural vegetation shall be retained and protected. **Any disturbed area left exposed for a period of greater than 14 days shall be stabilized with mulch or temporary seeding and maintained until permanent landscaping is installed.** If dry straw or hay is used as mulch it shall be applied at a depth of 2 to 4 inches covering 90% of the disturbed area. If alternate methods of mulching are employed they shall comply with the standards of the most current Manual for Erosion and Sediment Control in Georgia.

No land disturbance activities shall be conducted within the 25-foot stream buffer as measured from the point where vegetation has been removed by the force of flowing water without first acquiring the necessary variances and permits from the State of Georgia. Stream buffers shall apply to all waters of the state. The designation of Waters of the State are made by the Carroll

County Community Development and Engineering Department. The stream buffer must be clearly delineated on the Erosion Control Plan and flagged on the lot.

A minimum of a single row of type S silt fence shall be placed at the downslope edge of all disturbed areas and turned up slope for a distance adequate to prevent runoff from flowing around the end of the fence. Silt fence or other sediment barrier must be placed along the toe of all disturbed slopes.

All disturbed areas within 200 feet of a lake, perennial stream, or intermittent stream must install two (2) rows of type S or type C sediment barrier such as silt fence and/or hay bales. The two (2) rows must be placed a minimum of 36 inches apart. Refer to Seawall Specifications in Section 5.1 of this document for additional erosion control requirements for the construction of seawalls.

A construction exit shall be installed at all points where traffic will be leaving the construction site. The construction exit shall be a six (6) inches thick pad of 1.5 to 3.5 inch stone. The width of the pad shall be a minimum of 20 feet. The length of the pad shall be a minimum of 50 feet. If the structure being constructed is less than 50 feet from the edge of the pavement, the length of the pad shall be the distance between the structure and the edge of the pavement. A geotextile underliner shall be placed under the stone the full length and width of the exit.

The construction exit shall be maintained in a condition which will prevent tracking or flow of sediment onto Fairfield Plantation roads. All materials spilled, dropped, washed, or tracked onto Fairfield Plantation roads or road side ditches must be removed immediately. After the site construction is complete, the construction exit shall be paved over by the driveway, or removed and properly disposed of. The area shall be landscaped with approved materials.

The Erosion Control Plan must include a designated area for concrete wash down of tools, concrete mixer chutes, hoppers and the rear of vehicles. **Washout of the drum at the construction site is prohibited. Under no circumstances is the discharge of washout water or excess concrete into drainage ditches or onto common property or adjacent lots allowed.** The concrete washout area must be bermed on all sides to contain the washout water until it can dry completely. Once the concrete has dried it shall be removed from the site and disposed of properly.

2. Contractor Inspections

Personnel holding a level 1A GSWCC certification employed by the contractor must conduct regular inspections of the construction site to ensure that all control measures are properly maintained and erosion and sediment are properly controlled. These inspections must be conducted at least weekly and within 24 hours after every 0.5 inch rainfall.

3. POA Inspections

The contractor must notify the POA Designee when perimeter control BMPs (Best Management Practices) and the construction exit have been installed and prior to the commencement of clearing or grading. The Property Control Designee will conduct an inspection of the installation of erosion and sediment control measures within 48 hours of the notification. If the erosion control measures are properly installed the Property Control Designee will approve the commencement of clearing and grading activities.

If at any time it is determined that control measures are not properly installed or maintained a verbal or written warning will be issued. Deficiencies must be corrected within 48 hours. Failure to correct the deficiency or repeated deficiencies will result in a written warning and fines, as provided in the current POA fine schedule.

The discharge of sediment from the site or land disturbance activities conducted within a stream buffer will result in an immediate “Stop Work Order” and a fine may be assessed. If a “Stop Work Order” is issued all construction activities, except those related to correcting the deficiency, must be stopped immediately and not resumed until an inspection of the site by the Property Control Designee has determined that the deficiency has been corrected.

3.3.1.5 *Landscaping and Tree Plan*

A Landscape and Tree Plan shall be submitted with all new construction applications. Details of plan requirements are located in Section 3.4 of this document.

3.3.1.6 *Substantially New Materials*

All structures constructed or placed on any lot shall be built of substantially new material and no used structures shall be relocated or placed on any lot.

3.3.2 Responsibilities, Required Forms, Fees, Deposits, and Access

3.3.2.1 *Responsibilities*

1. Subcontractors

Contractors must supply the POA Office with a current list of active subcontractors prior to commencement of construction and no later than the close of business on the first working day of each month. The contractor must immediately notify the POA of changes to the active subcontractors list. Failure to supply and/or properly notify the POA of changes to this list may result in denied entry for all subcontractors.

Contractors shall remain liable for their subcontractors. If a subcontractor is terminated for any reason, or no longer employed on the construction job, the contractor must notify the POA immediately.

2. Insurance Certificates

Insurance certificates shall be provided to the POA Office stating the amounts of Liability (\$750,000 minimum) and Builders Risk Insurance (\$200,000 minimum) prior to the issuance of a Fairfield building permit.

3.3.2.2 *Required Forms*

The forms and documents listed below are required during the new construction process. Copies of all required forms are located in Appendix A of this document.

Initial Application Forms

- Contractor Information Form
- Contract and Agreement
- Owner/Contractor Acknowledgment

- Limited Power of Attorney (if applicable)
- Description of Materials
- Property Control Construction Check-List
- Erosion Control Checklist

Pre-Construction Forms

- Subcontractor List

3.3.2.3 *New Construction Fee*

A non-refundable New Construction Fee is required to be paid to the Association prior to beginning construction on any new house. See Fee Schedule in the new construction package in Appendix A. Working without a permit pursuant to these Rules and Regulations shall apply.

3.3.2.4 *Compliance Deposit*

A Compliance Deposit in the form of certified funds, as listed in the Fee Schedule in Appendix A, must be submitted to the POA prior to the issuance of a building permit. An acceptable standard contract is available in Appendix A of this document. This contract must be fully executed by all parties. This is to ensure compliance with all the stipulations in these regulations. Owner agrees that the Compliance Deposit will be forfeited upon written demand from the Association if the Association's Rules and Regulations are not adhered to. If there are no compliance issues, the compliance deposit will be refunded within fifteen (15) days following the issuance of the certification of completion.

In the event that the Property Control Designee determines that the construction or landscaping is not properly completed, no certificate of completion will be issued and the Compliance Deposit will be used to complete the necessary work.

Any damage by a contractor and/or a contractor's employees to POA property, including but not limited to damage to the golf course, lakes, seawalls, streets, easements, culverts, drainage apparatuses, inlets, streetlights, sidewalks, street markers, street signs, mailboxes, walls, and fences, shall be the responsibility of the contractor to repair and/or replace. The contractor shall also be responsible for any damage done by a subcontractor and/or the subcontractor's employees. The contractor shall repair and/or replace the damaged property within ten (10) days of receiving written notice from the POA Office. If the property is not satisfactorily repaired and/or replaced within ten (10) days of receiving notice, the POA shall have the right to make the required repairs and/or replacements and bill the contractor for the costs of the repairs and/or replacement plus twenty percent (20%).

3.3.2.5 *Contractor / Subcontractor Vehicle Access*

All contractors, subcontractors, and vendors are to display a Commercial Vehicle Decal or contractor pass for each vehicle that will be used inside Fairfield Plantation. See Section 3.7.5 of this document for more details on commercial decals.

All subcontractors listed by the primary contractor may obtain a contractor pass at the POA Office by supplying the address of the construction, number of days they will be working at the site, the number of vehicles, and the vehicle tag number(s). Contractor passes must be clearly and easily visible from outside of the vehicle and are non-transferable.

No contractor who lives within Fairfield Plantation or is an Owner may use his guest privileges to bring subcontractors in to work on any job site, except at the residence where he currently resides. The Owner or a legal representative must authorize the contractor pass for any non-resident contractor/subcontractor performing work on their lot.

Contractor passes are issued to a specific address. Vehicles found located at an address different from that stated on the pass are subject to a fine and removal from the property with such fine being issued to the Property Owner and the Contractor.

3.3.3 Utilities

3.3.3.1 *Water and Sewer*

Water and Sewer Application can be obtained from Carroll County Water Authority, 556 Old Breman Road, Carrollton, GA 30117.

3.3.3.2 *Gas*

Natural gas is not available within Fairfield. The use of propane gas at Fairfield Plantation is acceptable. **See propane tank specification in Section 3.5.3.4 Propane Tanks.**

3.3.3.3 *Satellite Dishes*

Satellite dishes are regulated by Federal Communications Commission (FCC). Satellite dishes should be attached to the primary dwelling whenever possible and the owner should refrain from installing or mounting a satellite dish in highly visible locations.

3.3.3.4 *Solar Panels and Heaters*

Solar panels and heaters should be attached to the primary dwelling whenever possible and the owner should refrain from installing or mounting a solar panel or heater in highly visible locations. An application must be submitted for review of size, style, and location. (The POA will provide an application).

3.3.4 Construction

3.3.4.1 *Clearing*

1. When clearing the lot, no one shall temporarily store cleared trees, stumps, dirt or blasted rock on any part of the road or right-of-way. Roadway culverts and ditches shall not be obstructed in any way. While loading dirt, rocks, stumps, or trees into trucks or trash receptacles of any kind, the vehicle or receptacle may not be placed or parked in the roadway or right-of-way. Any trash and/or debris, including but not limited to mud, gravel and vegetation, on the roadway or right-of-way must be cleaned up immediately.
2. Drainage ditches shall not be filled in nor shall they be used as a repository for lot clearing or construction waste or debris.

3.3.4.2 Work Site

1. All Carroll County and POA permits MUST be prominently displayed on the building site. Failure to display all permits will result in fines.
2. Work is only permitted between 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM on Saturdays. Exterior construction is prohibited on Sunday and recognized holidays* except under emergency circumstances. Additionally, the use of heavy equipment including but not limited to bulldozers, bobcats, backhoes and excavators is not permitted on Sunday or recognized holidays*. A property owner constructing his or her own house and/or constructing a spec house, is limited to these same working hours.

**Recognized holidays are currently New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Eve, Christmas Day and New Year's Eve.*

3. All excavated materials, construction material, tools, equipment and vehicles shall be kept within the boundaries of the lot on which the contractor is working. Construction equipment may be left on the construction site while needed, but must **not** be left on any street or right-of-way. Any equipment of this type left on a street, right-of-way, or cul-de-sac, will be towed at the owner's expense.
4. Vehicles should be parked on the lot where work is being performed. If a problem arises in regards to parking at a particular site, the POA or the Property Compliance Committee shall designate the parking location for that site. Overnight parking of vehicles at construction sites is prohibited, and no construction debris is allowed to be stored overnight in any vehicle at the construction site or on the lot.
5. Contractors will use only those utilities provided for them on the immediate building site for which they are working. The use of a generator on any construction site is prohibited.
6. It shall be the responsibility of the General Contractor to provide a portable toilet facility on each building site before the footings are inspected. This facility must be maintained neatly and serviced on a regular basis. The Property Control Designee shall approve the location on the lot for this facility.
7. Audio equipment shall not be played loudly on a construction site. If the volume level is considered a nuisance to neighboring properties a warning will be issued and a citation may be issued to the Property Owner.

3.3.4.3 Vehicles

1. Concrete trucks must not carry more than seven (7) yards of concrete within the community. Trucks arriving at the gate with more than seven (7) yards will be denied gate access.
2. All commercial trucks over six (6) wheels must observe a 25 MPH speed limit.
3. All truck beds and trailers transporting trash or other debris must be securely covered.
4. Decals / Guest Passes must be displayed at all times, refer to section 3.7.5 – Commercial Decal Regulations and 3.3.2.5 – Contractor / Subcontractor Vehicle Access

3.3.4.4 *Cleanup and Disposal*

1. Construction sites must always be maintained in a clean, neat and orderly manner. Care must be taken to not scatter debris from moving vehicles.
2. There is no location within the community where contractors may dispose of construction debris. All debris must be removed from Fairfield Plantation property. **Construction debris may not be buried on any lot.**
3. No open burning shall take place within the community.

3.3.4.5 *Concrete Work*

1. Prior to pouring concrete or other approved materials for any footings, foundation, and/or seawalls an inspection of the forms is required by the Property Control Designee in addition to the county inspection. This inspection is to ensure the location of dwelling conforms to the approved plan. The Owner or contractor shall contact the POA Office by telephone at least twenty-four (24) hours prior to pouring. Noncompliance may result in fines and relocation or removal of the foundation at the owner's expense. Fines will be imposed for all non-compliance in the amount designated in the fine schedule document.
2. Prior to pouring concrete for the driveway, an inspection is required by the Property Control Designee to ensure the length, width and location conforms to the approved plan. The Owner or contractor shall contact the POA Office by telephone at least twenty-four (24) hours prior to pouring. Noncompliance may result in fines and relocation or removal of the driveway at the owner's expense. Fines will be imposed for non-compliance in the amount designated in the fine schedule document.
3. All concrete work must be completed by 7:00 pm. Deliveries should be scheduled to accommodate this deadline. The Owner must notify the POA office and the POA contracted security if this deadline will not be met.

3.3.4.6 *Seawalls*

1. For lots adjoining Lake Tara, a seawall shall be constructed prior to or at the same time as pouring of footings and foundations of the dwelling. Construction of seawalls require a separate application form, which must include a current survey showing the existing shorelines, property lot lines, side property lines extended into the lake, and proposed location of seawall.
2. See Board approved Seawall Specifications in Section 5 - Lakes and Dams.

3.3.4.7 *Boat Docks and Boat Slips*

See Board-approved Boat Dock and Boat Slip Specifications in Section 5 – Lakes and Dams.

A Boat Dock or Boat Slip on any lake front lot is a privilege. No portion of these Rules and Regulations shall be construed to state that a lake front lot is entitled to same. All applications for a boat dock or boat slip shall be reviewed and determined on a case by case basis.

3.3.4.8 *Sidewalks*

The following regulations shall apply to the construction on any lot that abuts a right-of-way having an existing sidewalk.

1. The construction shall be accomplished in such a manner that leaves the sidewalk in good condition. In no instance, shall a sidewalk be left broken, cracked, or smashed. At the time of the final inspection, if a lot has a broken or damaged sidewalk, no certificate of completion shall be issued. The Contractor will be responsible for the cost of repair and/or replacement of all damaged sidewalks.
2. If the driveway shall replace an existing section of sidewalk, the driveway must be placed in such a manner so as not to create a step or gap between the edge of the sidewalk and the abutting driveway. Regardless of the material used for the driveway the sidewalk shall be replaced with concrete of the same grade, thickness, width, and surface quality as the original sidewalk.
3. If a driveway must be placed at an elevation that is different than the existing sidewalk, the alteration in grade of the replaced sidewalk must comply with current Americans with Disabilities Act (ADA) standards.
4. If the sidewalk is damaged during construction, the damaged areas will be cut out with a perpendicular cut running from edge to edge at least 18 inches on each side of the damaged area. This section will be replaced using concrete of the same grade, thickness, width and surface quality as the original sidewalk. The edges of the new section must abut to the original concrete with no change in elevation. Care must be taken to ensure no trip hazards exist.
5. In any construction where a cut must be made for the installation of power, water, cable, drainage, or any other acceptable reason, the sidewalk shall be replaced in the same manner as prescribed for a damaged sidewalk.
6. No lot shall be permitted to have any soil erosion, drainage, or plant growth encroaching upon the surface of the sidewalk. Shrubbery, which is planted adjacent to the sidewalk, may not overhang the sidewalk.
7. Anything other than sod or plants less than three (3) feet in height on the street side of the sidewalk requires a permit and must be approved by the Committee.
8. If an Owner wants to construct a sidewalk in front of their lot, an application must be submitted to the Committee for review and approval.

3.3.5 Inspections

The Property Control Designee will inspect new home construction in a timely manner upon receiving notification from the Owner or contractor that the construction is at the appropriate stage. It is the responsibility of the Owner to notify the POA office. Failure to do so, may result in fines. The purpose of such inspection is to maintain compliance with the Association's Property Compliance Rules and Regulations and the Declarations. By determining that a construction project has passed inspection, the Committee does not assure that the contractor performed a quality job or that the construction was compliant with county, state, or federal rules and regulations.

1. Stage I: The first inspection will be for installation of erosion control measures. This is to ensure that erosion control is properly installed to prevent sediment from leaving the lot.
2. Stage II: The second inspection is required prior to pouring concrete footings, whether for a foundation or seawall, to ensure the location of the dwelling or seawall is per approved application. The Owner or contractor shall contact the Property Control Designee at least twenty-four (24) hours prior to pouring to schedule inspection.
3. The third inspection shall be made before any concrete or other approved driveway material is poured or installed to ensure that it complies with the approved application. The Owner or contractor shall contact the Property Control Designee at least twenty-four (24) hours prior to pouring or installing the driveway to schedule inspection.
4. The final inspection shall be made upon completion of the house and after the final approval inspection by the county. The Owner or contractor shall contact the Property Control Designee to arrange a final inspection which will be completed within two (2) business days. The Owner and/or contractor should be present to review any problems that may exist. If there are no issues, a Certificate of Completion will be issued by the Association. Any deficiencies discovered during the final inspection must be corrected before the Certificate of Completion is issued. **No home may be occupied until both the FFPOA Certificate of Completion and the County Certificate of Occupancy have been issued.**
5. Unscheduled inspections may be conducted by the Property Control Designee throughout the construction process to ensure compliance with all rules and regulations.
6. By signing the Application and per the Declaration of Restrictions, the Owner and Contractor explicitly give the right to enter upon and inspect the property to the FFPOA staff, the Board of Directors and the PCC.

3.4 Landscaping and Trees

3.4.1 Landscaping

Committee approval and a permit are required prior to installing or placing objects other than a mailbox, sod or plants in any area that is within six (6) feet of the edge of the road. Any plantings within this buffer area may not exceed three (3) feet in height at any time. Any area that is within six (6) feet of any road edge shall be kept clear of unnecessary obstacles and must be maintained to allow for drainage and for the safety of drivers and pedestrians.

Committee approval and a permit are required if an area greater than 100 square feet of soil is to be disturbed or the nature of the landscape material is to be significantly changed. Any area that undergoes significant soil disturbance greater than 100 square feet shall be landscaped in a manner consistent with community standards.

Rock or stone used in landscaping (hardscape) must be of a decorative nature and shall not consist of materials typically used in construction including but not limited to rip rap or concrete building blocks.

An undeveloped lot that is kept in its natural vegetative state is considered maintained, so long as it kept clear of trash, litter or other refuse. If a portion of the undeveloped lot has been cleared, the cleared portion must be landscaped and maintained. No unattractive growth or accumulation of rubbish or debris shall be permitted. Undeveloped lots requesting the installation of a seawall must submit a landscape, maintenance and erosion control plan.

Property owned by the Association shall not be cleared, landscaped, or disturbed without express written permission from the Board of Directors.

When landscaping, owners and contractors are recommended to survey their property and install property stakes. Trespassing/encroachment on Adjoining Property Owners is prohibited.

Erosion control plans may be required for any landscaping project. The Water Indemnity Agreement is required for all landscaping projects.

3.4.2 Trees

Trees contribute to the natural beauty of the community and as many trees as possible should be kept when a lot is being developed.

- Clear cutting or effectively clear cutting a lot is not allowed.
- Approval is required before the removal of any tree with a diameter of greater than six (6) inches.
- A “Stop Work Order” will be issued for noncompliance until a corrected landscape plan is submitted and approved.
- **All stumps and exposed roots must be removed within two (2) weeks of removing the tree.**
- Once a tree is cut and removed, all limbs and any portions of the tree must be fully removed within 2 weeks of cutting.
- Removal of trees without a permit will result in a per tree violation fine per the schedule of fines.

- At no time may an Owner or Contractor remove trees or shrubbery on FFPOA owned lots without express written permission of the FFPOA. Removal of shrubbery or trees on an FFPOA lot without written permission shall constitute trespassing, working without a permit and/or damage to POAA property and is subject to the fines and fees associated with said violation.

3.4.2.1 *Tree Removal for New Construction*

A Landscape and Tree plan that meets the requirements of the governing documents shall be included in all applications for new construction. The plan shall be submitted on a plat plan of the lot showing the proposed footprint of the house and all other planned structures and impervious surfaces. The landscape plan shall indicate which areas of the lot will be cleared for construction, landscaped, cleared of underbrush, or left in their natural state. The plan shall describe the type and placement of trees, ornamentals shrubs, or lawn replacing the trees.

Appendix A

New Construction Contractor Package

Initial Application Forms

Contractor Information Form
Contract and Agreement
Owner/Contractor Acknowledgment
Limited Power of Attorney (if applicable)
Description of Materials
Property Control Construction Check-List
Erosion and Sediment Control Checklist
Property Control – Fee Schedule

Pre-Construction Forms

Subcontractor List

FAIRFIELD PLANTATION PROPERTY OWNERS ASSOCIATION, INC

CONTRACTOR INFORMATION

Company Name:_____

Contractor Name:_____

Other Contacts:_____

Address:_____

City, State, Zip:_____

Contact Numbers:_____

Fax Number:_____

Email Address:_____

CONTRACT AND AGREEMENT

PROPERTY ADDRESS:

OWNER NAME:

BUILDER/CONTRACTOR NAME:

WHEREAS, _____, (hereinafter referred to as “Owner”) has submitted plans and specifications to the Fairfield Plantation Property Owners Association, Inc. (hereinafter referred to as the “Association”) for a structure to be completed in Section _____ Lot _____, within the boundaries of the subdivision know as Fairfield Plantation located in Carroll County, Georgia;

WHEREAS, the Owner has contracted with _____ (hereinafter referred to as the “Builder/Contractor”) to construct the structure; and

WHEREAS, the Association’s Property Compliance Committee (“PCC”) has reviewed the Owner’s submitted plans and specifications, including but not limited to the plat, home plans and specifications, landscape plan, erosion plan and description of materials (hereinafter collectively referred to as the “Plans and Specifications”).

WHEREAS, the PCC has determined that if the structure is constructed in accordance with the approved Plans and Specifications, that the structure will meet the standards established by the Association’s Declaration of Restrictions recorded in Carroll County, Georgia records (hereinafter the “Declaration”) and the Association’s Rules and Regulations; and

WHEREAS, by entering this Contract and Agreement, the Association is in no way guaranteeing or warranting the structural soundness of the Builder/Contractor’s work; and

WHEREAS, Owner is responsible for ensuring that the Builder/Contractor is acting in accordance with the Association’s Declaration, By-Laws and Rules and Regulations in the construction and completion of the structure.

NOW THEREFORE, for and in consideration of the mutual benefits flowing among the parties hereto agree to the following:

1. The Owner shall pay the Association an amount not less than Five Thousand and 00/100 Dollars (\$5,000.00) to be held by the Association in its escrow account (hereinafter referred to as the “Compliance Deposit”). The Association agrees to hold the Compliance Deposit until the certificate of occupancy has been issued. However no interest shall be payable upon the Compliance Deposit.

2. This Compliance Deposit shall be to ensure compliance during the construction period of the structure, warrant that construction is completed in accordance with plans and specifications approved by the PCC and ensure that the work is done by skilled craftsmen and that the quality of the finished product is sufficient. Owner hereby agrees:

FAIRFIELD PLANTATION RULES AND REGULATIONS FOR PROPERTY OWNERS

a. The Compliance Deposit will be voluntarily forfeited to the Association if the occupancy permit is not issued within six (6) months of commencement of the construction (as the term is described in the rules and regulations) or a valid written extension has not been issued by the Association.

b. The Compliance Deposit will be voluntarily forfeited to the Association if the Association has notified the Owner in writing that the Builder/Contractor is not constructing the structure in accordance with the approved Plans and Specifications, and the Builder/Contractor either cannot or will not correct the problem.

c. The Compliance Deposit may be used by the Association to pay any construction related fines issued against the Owner and/or the Builder/Contractor, for violation of the Association's Declaration, By-Laws or Rules and Regulations and Owner and/or Builder/Contractor failed or refused to timely pay said fines upon notice from the Association. If the Compliance Deposit is used to pay such constructed related fines and the balance of the Compliance Deposit falls below Five Hundred and 00/100 Dollars (\$500.00), the Owner, upon request of the Association, shall immediately tender the amount necessary to restore the original balance of the Compliance Deposit. If the Owner fails to tender the funds required, the Association may immediately place a stop work order.

FAIRFIELD PLANTATION PROPERTY
OWNERS ASSOCIATION, INC.

OWNER(S):

By: _____

Print Name: _____

Name: _____

Title: _____

Print Name: _____

(Corporate Seal)

Date: _____

Date: _____

Owner/Contractor Acknowledgement

I/We, the undersigned, being the owner(s) of record of Section _____, Lot _____, of Fairfield Plantation, Villa Rica, Georgia, hereby acknowledge receipt of a New Home Construction Package and the Fairfield Plantation Property Owners Association, Inc. (the "Association") Rules & Regulations which explains the requirements for new construction.

I/We agree I/We have read, and understand, and will comply with all of the covenants contained in the Association's Declaration of Restrictions recorded in Carroll County, Georgia records (the "Declaration") and the Rules and Regulations. Furthermore, I/We will be responsible for builders, contractors and sub-contractors compliance with the Declaration and Rules and Regulations.

I/We agree that any changes from submitted plans and specifications must be approved by Association's Property Compliance Committee prior to construction of such changes.

I/We agree that prior to allowing any sub-contractors or other workers to enter a building site through the Association's Front Gate or the East Gate, a sub-contractor's name must be included on the Sub-Contractor List submitted to the Association's Office. It is the Owner and Builder's responsibility to have the name on the list.

PROPERTY OWNER:

Print Name: DATE

Print Name: DATE

CONTRACTOR:

Print Name: DATE

LIMITED POWER OF ATTORNEY

State of Georgia
_____ County

I, _____, a resident of _____ County, Georgia, do hereby acknowledge that I am the owner of a tract of property located at _____ (the "Property"):

I am desirous to construct a structure on the Property (the "Project") as outlined in my application to the Fairfield Plantation Property Owners Association, Inc.'s Property Compliance Committee (the "PCC") and I have enlisted the services of _____ (the "Contractor") for the purposes of such construction. I hereby name, nominate and appoint Contractor, as my true and lawful attorney-in-fact, to act for me and in my name, place and stead as it pertains to the Project. Specifically, I appoint Contractor to:

1. Represent me and act for me before the PCC with respect to the Project;
2. Construct the structure(s) and perform the Project in accordance with the approved application, the PCC Rules and Regulations and the Fairfield Plantation Property Owners Association, Inc.'s governing documents;
3. Hire and if necessary, terminate, the services of architects, engineers, sub-contractors and any additional individuals who may be necessary for the completion of the Project;
4. Provide the PCC with the list of all sub-contractors working on the Project as required by the application documents;
5. Provide the PCC with proof of the required insurance certificates; and
6. Properly oversee the Project and ensure that all PCC requirements, rules and regulations are followed and properly adhered to by all individuals working on the Project.

All parties dealing with my attorney-in-fact may fully rely upon this power and authority to act for me and in my behalf and in my name, and may accept and rely on agreements entered into by my attorney-in-fact pursuant to this power of attorney.

This Limited Power of Attorney shall continue in full force and effect and shall expire upon the completion of the Project.

Signed, sealed and delivered
in the presence of:

Owner Name

Unofficial Witness

Owner Name

Notary Public
My Commission Expires:

INDEMNITY AGREEMENT

Owner(s): _____

Property Address: _____

Mailing Address: _____

DATE: _____

The undersigned in consideration of Fairfield Property Owners Association, Inc's permit approval to enter upon the property set forth as the Property Address above and complete the work applied for through the Fairfield Plantation Property Compliance Committee, do hereby completely release and forever discharge the Fairfield Plantation Property Owners Association, Inc. and all of its past, present and future board members, committee members, employees, and officials (hereinafter collectively referred to as "the Association") from any and all claims, demands, obligations, actions, causes of action, rights, damages, costs, attorneys' fees, loss of service, loss of earning, expenses and compensation of any nature whatsoever, whether based on tort, contract (express, implied or otherwise) or any other theory of recovery, and whether for compensatory or punitive damages, which may arise from the work at the Property Address and any associated stormwater flow or runoff on the site. I hereby further agree to indemnify and hold harmless the Association of and from any and all claims, demands, losses, causes of action, damage, lawsuits, judgments, including attorneys' fees and costs, arising out of or relating to the work upon the Property Address and any activities thereon. Moreover, the undersigned accepts the responsibility for any and all damages that may result from any modification made to the stormwater runoff flow on the Property Address. I further acknowledge that it shall be the Owners' responsibility for the cost of repairing any damages that may be caused by the modified stormwater flow to any property owner, whether and individual or the Association. I further acknowledge for ensure proper functionality and maintain any ditches, swales, drains or other appurtenances or features installed as part of the work at the Property Address.

SO AUTHORIZED AND RELEASED, this _____ day of _____, 20____.

Owner

Owner

So sworn and subscribed before me
This _____ day of _____, 20____.

So Sworn and subscribed before me
This _____ day of _____, 20____.

Notary Public

Notary Public

Property Compliance Construction Check List

All items must be submitted with the Application fee prior to Property Compliance Committee review. If any items are missing from the New Construction Application, the Application will not be accepted.

Address: _____

Builder: _____ Owner(s): _____

Spec: _____ Presold: _____ Date Approved: _____

ITEM REQUIRED

DATE RECEIVED

- Proof of Ownership _____
- POA Account Paid Up to Date _____
- Application Fee Paid (\$50.00) _____
- Owner/Builder Acknowledgement Form Filled Out and Signed _____
- Limited Power of Attorney (if applicable) _____
- Water Indemnity Agreement _____
- Description of Materials _____
- Sub Contractor List _____
- Two (2) Plats (with house shown) signed by CCWA (see Section I, B)
NOTE: Must show sewer lines and manhole locations streets and right-of-ways _____
- Two (2) Sets of House Plans & Specifications (see section I, A)
NOTE: Plans must be relatively clean and have clarity. _____
- Grading/Drainage/Erosion Control Plan (Two (2) copies, one (1) returned to you) _____
- Landscape Plan (Two (2) copies, one (1) returned to you) _____
- Occupational Tax Number: _____
- Builder Liability Insurance (\$500,000.00 Minimum) _____
- Builders Risk Insurance (\$100,000.00 Minimum) _____

Description of Materials

All items must be submitted with the Application fee prior to Property Compliance Committee review. If any items are missing from the New Construction Application, the Application will not be accepted or reviewed.

PROPERTY ADDRESS _____ VILLA RICA, GA. 30180

OWNER: _____ PHONE _____

BUILDER: _____ PHONE _____

Describe all materials and equipment to be used, whether or not shown on drawings, by placing an (x) in the appropriate block. If choice indicated for your materials is not described, inaccurate, or insufficient, then describe in Additional Information under the appropriate section, or in Miscellaneous, Item #16.

Finished Square Feet Above Grade: _____ **Finished Square Feet Below Grade:** _____

Total Finished Square Feet: _____ **Total Unfinished Square Feet:** _____

Total Square Feet: _____

1. FOUNDATION

Footing - Poured Concrete ()
 Foundation Walls - Concrete Block () Poured Concrete ()
 Slab on grade - Yes () Partial ()

2. BASEMENT AREA

None () Yes () Blasting required Yes () Open & Unfinished () Walls Studded In ()
 Finished or Partially Finished ()

3. EXTERIOR WALLS

Brick Veneer () Cedar () Masonite () Field Stone () Redwood () Aluminum () Artificial Stone ()
 Pine () Stucco () Vinyl () Other: _____

4. EXTERIOR FINISH (*color samples must be provided*)

Finish will be: Natural () Painted () Stained () **Attach color sample here:**

5. EXTERIOR TRIM (*color samples must be provided*)

Material Finish: _____ Color Name: _____ **Attach color sample here:**

6. ROOF (*color samples must be provided*)

Roof covering: Asphalt Shingle () Fiberglass Shingle () Metal () Cedar Shake () Cedar Shingle ()
 Architectural Roofing () Color Name: _____ **Attach color sample here:**

7. GUTTERS AND DOWNSPOUTS (required)

Galvanized iron () Aluminum () Other: _____ Color Name: _____ **Attach color sample:**

Splash Block () Underground Drains () Exit at: _____

8. HEATING AND COOLING

Heating System: Central forced Air Unit () Central Heat Pump () (no window units)

Fuel: Gas () Electric () Geo-Thermal ()

Other: _____

Cooling System: Central Unit ()

Fuel: Electric () Gas () Other: _____

9. FIREPLACE

Number: _____ Conventional Masonry () Prefabricated () Brick Face () Stone Face ()

Spark Arrestor () (Required) Shroud ()

10. GARAGE (Minimum Double Garage required; may be large single door or two separate doors)

Door finish: _____ Color Name: _____ **Attach color sample here:**

11. PORCHES AND DECKS (front, back or side)

A deck or patio shall be included on the rear or side of every house and must be shown on the footprint of the house and all foot prints. The deck or patio should be a minimum size of 120 square feet with a minimum width of 4 feet.

Screened Porch () Open Porch () Concrete Patio () Wood () Cantilever () Other ()

(check all that apply)

Size ____X____ (front) Additional Information: _____

Size ____X____ (back) Additional Information: _____

Size ____X____ (side) Additional Information: _____

12. DRIVES AND WALKS

All drives, walks, and retaining walls must be drawn to scale on a copy of the property plat.

Drive surface: Concrete () Asphalt () Width ____ ft. Length ____ ft
(minimum 12 feet wide)

Retaining Walls: () Width: ____ ft. Length: ____ ft. Height: ____ ft. Material: _____

Other: () Width: ____ ft. Length: ____ ft. Height: ____ ft. Material: _____

13. LANDSCAPING

On landscape plan please indicate which areas of the lot will be cleared for construction, landscaped, cleared of underbrush, or left in their natural state. The plan shall describe the type and placement of trees, ornamentals shrubs, or lawn replacing the trees.

Lawn Sod: Front () Rear () Side () None () Approximate Square Foot _____

Lawn Seeded: Front () Rear () Side () None () Approximate Square Foot _____

A minimum of 15 evergreen shrubs at building perimeter (3-gallon size). Detail the type and size below:

14. SEA WALL

See Sea Wall policy Section 5 in the Fairfield Property Owners Rules and Regulations.

15. VARIANCE REQUEST (*If applicable*):

Rule for which a variance is being requested: _____

Reason for requesting variance: _____

16. MISCELLANEOUS

The construction shall be completed in compliance with the related drawings and above specifications. The above-described materials do not supersede Carroll County Construction Codes Requirements.

Erosion Control Checklist

	Yes	NO	N/A	Notes
Erosion and Sediment Control Plan(Plan) has been included				
Provisions have been made to stabilize disturbed areas within 14 days of disturbance				
If a stream is located on or adjacent to the property the stream buffer has been delineated on the plat plan				
If a stream is located on the property the stream buffer has been flagged on the lot				
Plan delineates sediment barrier on downslope sides of the site				
If the disturbed area is within 200 feet of a lake, perennial stream, or intermittent stream a double row of sediment barrier been delineated on the Plan				
Construction exit(s) has been delineated on the Plan				
Concrete washout area has been delineated on the Plan				
List additional erosion or sediment control measure planned for the site				

Applicant Signature

Date

Inspection Checklist

The Property Control Designee will inspect new home construction in a timely manner upon receiving notification from the Owner or contractor that the construction is at the appropriate stage. The purpose of such inspection is to maintain compliance with the Association's Property Compliance Rules and Regulations and the Declarations. By determining that a construction project has passed inspection, the Committee does not assure that the contractor performed a quality job or that the construction was compliant with county, state, or federal rules and regulations.

1. The first inspection will be for installation of erosion control measures. This is to ensure that erosion control is properly installed to prevent sediment from leaving the lot.
2. The second inspection is required prior to pouring concrete footings, whether for a foundation or seawall, to ensure the location of the dwelling or seawall is per approved application. The Owner or contractor shall contact the Property Compliance Designee at least twenty-four (24) hours prior to pouring to schedule inspection.
3. The third inspection shall be made before any concrete or other approved driveway material is poured or installed to ensure that it complies with the approved application. The Owner or contractor shall contact the Property Control Designee at least twenty-four (24) hours prior to pouring or installing the driveway to schedule inspection.
4. The final inspection shall be made upon completion of the house and after the final approval inspection by the county. The Owner or contractor shall contact the Property Control Designee to arrange a final inspection which will be completed within two (2) business days. The Owner and/or contractor should be present to review any problems that may exist. If there are no issues, a Certificate of Completion will be issued by the Association. Any deficiencies discovered during the final inspection must be corrected before the Certificate of Completion is issued. No home may be occupied until both the Certificate of Completion and the County Certificate of Occupancy have been issued.
5. Unscheduled inspections may be conducted by the Property Control Designee throughout the construction process to ensure compliance with all rules and regulations.

Property Compliance – Fee Schedule

Section	Description	Fee	Remarks
3.2.2.2	Application for Additions, Improvements, and/or Modifications	\$100	Due when application is submitted \$25 fee plus \$75 deposit
3.2.2.2	New Construction Application Fee	\$50	Due when application is submitted
3.3.2.3	New Construction Fee	\$3,000	Due prior to beginning construction
3.3.2.4	Compliance Deposit	\$5,000	Must be submitted with signed Contract and Agreement, prior to issuance of building permit
3.2.3.1	Variance Request	\$100	Non-refundable

Subcontractor List

[illegible]

Appendix D

Fairfield Plantation POA Fee Schedule

FAIRFIELD PLANTATION RULES AND REGULATIONS

Property Compliance Fine Schedule - Lot Compliance

Section	Description	1st Violation	Subsequent Violation	Remarks
* Subsequent fines assessed if the same violation occurs within a 6 month period.				
* Amenity access & guest call-in privileges may be revoked for violations continuing after 15 days of Second Notice				
* Continuing violations may result in additional fines of \$25 per day.				
3.5.2.1 to 3.5.2.3, 3.5.2.6	Failure to maintain all structures and yard in good structural/aesthetic condition	\$100	\$200	Self-help may be applied
3.5.2.4	Failure to maintain and conceal trash receptacles	\$25	\$50	
3.5.2.5 & 3.5.2.6	Failure to maintain and remove play equipment as required	\$25	\$50	
3.5.2.7	Alterations or additions that prevent free flowing drainage ditches at roadside	\$250	\$500	Plus cost to correct
3.5.3 & 3.5.4	Failure to comply with exterior regulations	\$50	\$100	
3.5.3.5	Display of advertising or unauthorized signs	\$25		Automatic removal
3.5.4.1	Improper disposal of landscape or construction materials, debris or other garbage in association dumpsters or on common property, on undeveloped lots	\$100	\$250	
3.5.4.3	Unauthorized burning	\$250	\$500	Plus fire department costs
3.7.2	Failure to comply with vehicle parking regulations	\$100	\$200	Vehicle may be towed from right of way/street
3.7.2	Unauthorized storage or parking of inoperable vehicles, construction materials or commercial vehicles	\$100	\$200	
	Noxious, nuisance or offensive activity	\$50	\$100	To include pet violations
3.4.1	Unauthorized removal of tree(s) over 6" in diameter	\$100	\$200	Per tree

FAIRFIELD PLANTATION RULES AND REGULATIONS

Property Compliance Fine Schedule - New Home Construction

Section	Description	1st Violation	Subsequent Violation	Remarks
* Any violation may be subject to immediate stop work order.				
* If fines are not timely paid, the Association reserves the right to use funds from the Compliance Deposit.				
	Failure to begin or complete construction per approved specifications, including adding unapproved structures	\$500		Continuing - \$25/day
3.2.1	Construction without a permit	\$500		Obtain permit and/or remove
	Failure to display proper permits	\$50		Continuing - \$25/day
3.2.1	Failure to complete exterior within 6 months	Forfeit Compliance Deposit		Plus \$100/day until complete
3.3.1.4 3.3.5	Failure to install/maintain erosion control devices per approved plans	\$500/\$200		Continuing - \$100
3.5.4.1	Improper disposal of landscape or construction materials, debris or other garbage in association dumpsters or on common property, on undeveloped lots	\$100	\$250	Plus removal or correction
3.5.4.3	Unauthorized burning	\$250	\$500	Plus fire department costs
3.3.4.5 (1) & (2) 3.3.5	Failure to follow notification process for pouring concrete footing, foundations, driveway	\$100		Plus removal or correction
3.3.1.4 (2)	Improper disposal of unused concrete	\$500		
3.5.2	Failure to maintain lot	\$50	\$100	Continuing - \$25/day
3.3.4.1 (1) & (2) 3.3.4.2 3.3.4.8	Failure to maintain, repair, or replace drainage ditches, sidewalks, right of way or roadway during construction or landscaping	\$250		Continuing - \$25/day; Plus repair/replacement
3.3.4.4 3.3.4.5 (3) & (4)	Conducting non-emergency construction during unauthorized times	\$100	\$200	
3.4	Failure to complete landscaping according to approved plan	\$100	\$200	Continuing - \$25/day
3.3.5 (4)	Occupancy of residence prior to receiving Certificate of Completion	\$1,000		Continuing - \$100/day

FAIRFIELD PLANTATION RULES AND REGULATIONS

Property Compliance Fine Schedule - New Home Construction (page 2)				
3.3.2.3 3.3.2.5	Improper use of gate access, vehicle decals, or entry processes	\$100	\$200	May include revocation of gate access privileges
3.5.3.5	Display of advertising or unauthorized signs	\$25		Automatic removal
	Violation of stop work order	\$500		Continuing - \$100/ day

FAIRFIELD PLANTATION RULES AND REGULATIONS

**Property Compliance Fine Schedule -
Renovations, Additions, and Secondary Structures**

Section	Description	1st Violation	Subsequent Violation	Remarks
*Any violation may be subject to immediate stop work order. *If fines are not timely paid, the Association reserves the right to use funds from the property compliance application deposit.				
3.5.1.1 to 3.5.1.4, 3.5.1.7, 3.5.1.8	Renovations, construction, reconstruction, modifications or additions to lot without a permit	\$50 - \$500		
	Failure to display proper permits	\$50		
3.2.2.4	Failure to complete project according to plan within six months	Forfeit deposit		Continuing - \$100/day
3.2.2, 3.3.1.4 & 3.3.5	Failure to properly install/maintain erosion control measures	\$500/\$200		Continuing -\$100/day
3.5.4.1	Improper disposal of landscape or construction materials, debris or other garbage in association dumpsters or on common property, on undeveloped lots	\$100	\$200	
3.5.4.3	Unauthorized burning	\$250	\$500	Plus fire department cost
3.5.1.2, 3.3.4.5 (1) & (2), & 3.3.5	Failure to follow notification process for pouring concrete footings, foundations, driveway	\$100		Plus removal and/or correction
3.5.1.2, 3.3.1.4 (2)	Improper disposal of unused concrete	\$500		
3.5.2	Failure to maintain lot	\$50	\$100	Continuing - \$25/day
3.5.1.2, 3.3.4.1 (2) 3.3.4.2 & 3.3.4.4	Failure to maintain, repair, or replace drainage ditches, sidewalks, right of way or roadway during construction or landscaping	\$250		Continuing - \$25/day; Plus repair/replacement
3.5.1.2,	Conducting non-emergency construction during unauthorized times	\$100	\$200	
3.5.1.2, 3.3.2.3	Improper use of gate access, vehicle decals or processes	\$100	\$200	
3.5.3.5	Display of advertising or unauthorized signs	\$25	\$50	Automatic removal
	Violation of stop work order	\$500		Continuing violation \$100/day