

Look Rock – Misty Ridge HOA Construction Rules Including Private Roadway

Damage (updated 7/2024)

Private Roadway (Cascade Ln, Buck Hallow, Chilhowee Trail (paved and unpaved portions), Look Rock Crest, Chilhowee Mountain Trail and Little Doubles Rd)

Any damages to the roadway or infrastructure are the contractor's responsibility to fix and are not covered by the owner's construction impact fee. These damages include but are not limited to:

- Visible damage to the road, damage to the entry gate, guard rails, culverts, ditches, mirrors, or reflectors.
- Edge pavement damage caused by trucks or equipment driving on the road edges.
- Pavement damage at the point of the driveway attachment.
- Roadway must be kept clean during construction and power-washed if requested.

The Following Will Not Be Allowed On Private Roads In Our Community:

- Heavy equipment weighing over 15 tons (30,000 Lbs.) will not be allowed on Buck Hollow Road. These heavier loads must be rerouted onto the less steep and gravel portion of Chilhowee Trail. Included is a map that displays the proper "truck route". **A fine up to \$100 fine per truck may be assessed to the property owner for noncompliance.**
- Metal tracks on equipment.
- Tractor trailer rigs over 50 feet in length.
- Road shutdowns for over 30 minutes.

Building Permits

Blount County permits for all construction projects in our community must be obtained. Copies of permits must be displayed at the construction site prior to commencement of construction.

Plans stamped by an engineer, licensed in the State of Tennessee must be provided to the Architectural Review Committee prior to approval for any construction that affects the road, right-of-way, and drainage ditch or culvert.

Fires

No fires or burns to dispose of construction waste. Any burning of trees or other underbrush must be done in accordance with state and local regulations and always monitored and completely extinguished.

Dumpsters And Port-A-Potties During Construction

Refuse and waste must be disposed of in the proper manner. Both Dumpsters and port-a-potties must be supplied during construction. Bear and wildlife are present on the mountain and human waste and garbage will attract and be scattered by wild animals.

Gates

Gates will be opened for truck traffic, if the owner or general contractor asks a few days before. **Each contractor should have their own gate code** that cannot be shared. Please ask your owner for your codes.

The HOA is monitoring the roads, gates and construction sites. Please make you are adhering to these rules. The HOA will revoke building permits and/or invoice the owner for damage that is done.