

# Look Rock – Misty Ridge HOA Construction Rules Including Private Roadway

## Damage (updated 11/2025)

### Private Roadway (Cascade Ln, Buck Hollow, 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, box 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 Or In Our Community:

- Heavy equipment weighing over 15 tons (30,000 Lbs.), wide or loads over 40' long will not be allowed on **Buck Hollow Road**. These heavier loads must be rerouted onto the less steep and gravel portion of **Chilhowee Trail** the cutoff is a quarter mile before Cascade Lane. Included is a map that displays the proper "truck route". These Concrete, dump trucks and wide or long loads **must be accompanied by a lead car/truck** because of the narrow road and switchback curves.
- **A fee up to \$100 per truck/per occurrence 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 other wildlife are present on the mountain and are attracted to garbage and waste scattering across the mountain.

## **Gate**

- **The Gate must be opened for large/heavy truck-traffic**, the owner or general contractor should notify Gary Dantini (865.233.3779) a minimum of 24 hours prior to the trucks running to arrange for the gate to be open all day. This will help to preserve the road and gate infrastructure from damage as well as make it easier for truck drivers.
- **Each contractor and sub-contractor must have their own gate code** that cannot be shared. Please ask your owner for your code.

**The HOA is monitoring the roads, gate and construction sites. Please make sure these rules are adhered to throughout the building process. The HOA may revoke building permits and/or invoice the owner for damage that is done.**