

Lot Owners' Responsibility During Construction (updated 11/2025)

Please help our community by making sure our roads can withstand the rigor of new home construction. Because the roads were engineered for residential traffic; the construction impact fee helps to maintain the roadbed and pavement. However, it is each owner's responsibility to ensure that their contractors do not damage the road infrastructure and road edges. In addition, it is also the home owner's responsibility to ensure that the driveway attachment is stable and done correctly to avoid any damage to the road. The ditches and culverts are of extreme importance for the stability and longevity of the roads, and therefore any changes that may impact the road must be discussed and then approved by the architectural committee.

These owner responsibility rules and obligations were adopted to the HOA's restrictions in Addendum 21, Section 22 and legally recorded February 2024. The following damages are the owner's responsibility to fix (and pay for) and are not covered by the construction impact fee:

- 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 the private roads in the community unless prior written approval is obtained from the Association:

- 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 can be assessed to the property owner for noncompliance.**
- Metal tracks on equipment.
- Tractor trailer rigs over 50 feet in length.

It is the property owner's responsibility to obtain Blount County permits for all construction projects in our community. Copies of permits must be displayed at the construction site and provided to the Architectural Review Committee 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.

The property owner will also be responsible for ensuring that there are 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.

Refuse and waste must be disposed of in the proper manner. The property owner must supply both dumpsters and port-a-potties during construction. Bears and other wildlife are present on the mountain and human waste and garbage attracts wildlife and may be scattered across the community.

The Gate must be opened for large/heavy truck-traffic, the owner or general contractor should ask a few days before the trucks are running to have the gates open all day. This will help the truck drivers and preserve the road and gate infrastructure from damage. Each contractor and sub-contractor must have their own gate code that cannot be shared. Please ask Roxanne Coffey (865.789.2612, rbc Coffey584@gmail) for a code for EACH of you contractors and subcontractors.

Any road closures of greater than 30 minutes must be approved in advance by the road committee in order for residents of the community can be notified.

The HOA is monitoring the roads, so please make sure the general contractor and subcontractors are adhering to these guidelines. Please reference the Construction Impact Fee Addendum to the Declaration of Restrictions in sections/paragraphs 22 and 23.

Many problems arise when owners are absent during the excavation and construction of new homes. The owner is held accountable by the HOA and does not want to be in the position of interfacing with builders. PLEASE realize that these rules and guidelines have been put in place to protect the community and our most important asset; **the 5 miles of private road** that connects owner's lots and homes to the outside. Without that vital connection, lots and home values will be negatively impacted. Home owners need to be involved and present during the home building process. **If contractors do not operate within these guidelines the home owner is at risk of the HOA revoking building permits and/or invoice you for damages.**