

LOOK ROCK – MISTY RIDGE ESTATES HOMEOWNERS ASSOCIATION

NEW RESIDENT CONSTRUCTION AGREEMENT

This Agreement is made and entered into this ____ day of _____, 20____, by and between **Look Rock Estates – Misty Ridge Homeowners Association, Inc. (“HOA”)** and the undersigned property owner(s) (“**Owner**”) of Lot No. _____, located within Look Rock & Misty Ridge Estates (the “**Subdivision**”).

1. PURPOSE

The purpose of this Agreement is to confirm that the Owner has received, reviewed, and agrees to abide by all rules, regulations, and requirements established by the HOA regarding property development, construction, architectural design, roadway use, and maintenance obligations during and after construction.

2. ACKNOWLEDGMENT OF RECEIPT

The Owner hereby acknowledges receipt of the following documents:

- The **Look Rock Estates/Misty Ridge Covenants, Conditions, and Restrictions (CC&Rs)**
- The **Road Impact Fee Addendum (02/12/2024)**
- The **Architectural Guidelines and Requirements** (taken from CC&Rs)
- The **Owner’s Construction Responsibility to the Roadway with map**
- The **New Owner’s Information Package**
- The **Look Rock-Misty Ridge HOA Construction Rules with map**

The Owner agrees to review these documents in full prior to the commencement of any construction activities.

3. CONSTRUCTION RESPONSIBILITIES

The Owner agrees to:

- a. Ensure all construction complies with HOA-approved plans and local building codes.
- b. Maintain a clean and orderly construction site, free of debris or obstruction of roadways.
- c. Require all contractors and subcontractors to adhere to construction and community rules regarding truck routes, parking, access gates, etc.
- d. Be responsible for any **damage to community roads, ditches, culverts, or common property** caused by construction activities or contractor vehicles.
- e. Notify the HOA prior to major truck deliveries weighting 15 tons or excavation work that could impact shared roads or utilities.

4. ROADWAY MAINTENANCE & IMPACT FEES

The Owner understands that:

- a. The five miles of private roads within Look Rock Estates/Misty Ridge are owned and maintained collectively by all property owners through the HOA and as such, take special care during construction.
- b. A **Roadway Impact Damage Assessment** of \$100 per truck per incident for any heavy equipment over 15 tons not adhering to the specified truck route will be assessed to the property owner for non-compliance. As such, it is important that property owner's share the construction documents with their contractors immediately.
- c. Any additional damages to the roads or gate infrastructure directly attributable to the Owner's construction activities shall be repaired at the Owner's expense, as determined by the HOA Board.

5. ARCHITECTURAL REQUIREMENTS

The Owner shall:

- a. Obtain **written approval** from the HOA Architectural Review Committee (ARC) prior to beginning any site clearing, grading, or construction submitted along with the required **Road Construction Impact Fee** set forth in CC&R Amendment dated 2/13/2024.
- b. The Road construction Impact Fee is a one-time investment into ongoing maintenance of our 5 miles of roadway which takes huge hits in wear and tear during a construction project. The Road Construction Impact fee is separate from any Damage Assessment that might be incurred for non-compliance.
- b. Construct only in accordance with **approved architectural plans** and submit any design changes for ARC approval before implementation.
- c. Comply with all exterior finishes, roofing, lighting, landscaping, and setback plans as specified in the CC&Rs and Architectural Guidelines.

6. COMPLIANCE & ENFORCEMENT

Failure to comply with this Agreement or any HOA regulations may result in:

- Suspension of construction activities until compliance is restored.
- Financial responsibility for road or property repairs.
- Assessment of damages as permitted under the HOA governing documents; and/or
- Legal action by the HOA to enforce compliance, with all costs and attorney's fees borne by the Owner.

7. OWNER'S ACKNOWLEDGMENT

By signing below, the Owner confirms understanding and agreement to:

- Follow all HOA construction and maintenance requirements.
- Accept financial responsibility for any damage caused by construction.
- Adhere to the CC&Rs and Architectural Guidelines in full.
- Ensure that all builders, contractors, and delivery services acting on their behalf are informed of and comply with these rules.

8. SIGNATURES

Property Owner(s):

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Property Address / Lot #: _____

For HOA Use Only

Received by: _____

Title: _____

Signature: _____ Date: _____

HOA Contact Email: _____

HOA Mailing Address: _____