



**TELLICO HARBOR PROPERTY OWNERS' ASSOCIATION
2000 Cherokee Dr.
Maryville, TN 37801**

**TELLICO HARBOR CONSTRUCTION REQUIREMENTS
FOR BUILDERS/CONTRACTORS AND LOT OWNERS
Rules & Regulations Rev 5.0.4 (Page 1 of 5)**

Builders, Contractors and Lot Owners (if different) performing construction work in Tellico Harbor hereby acknowledge receipt of, and agree to abide by, the following Tellico Harbor Property Owner Association (POA) and Architectural Control Committee (ACC) construction requirements:

- 1. Building permit must be posted on site prior to breaking ground.**
- 2. Roadway Keep clear of vehicles. Park vehicles off road or only on one side to keep road clear for traffic.**
- 3. Portable toilet must be on job site, prior to breaking ground.**
- 4. Dumpster for trash must be on site no later than completion of foundation. Daily clean-up of site is mandatory.**
- 5. Trees, shrubs, and brush removal from site must be completed within 30 days of bulldozing/cutting.**
- 6. Burning is allowed in barrels only.**
- 7. No burial of biodegradable material is allowed on premises.**
- 8. Silt fencing shall be installed along all sides, prior to breaking ground. Sides and rear also must be marked with string as a reminder of the property lines. (See Attachment 2)**
- 9. Gravel in the driveway is required when footers are dug and prior to pouring.**
- 10. No concrete drops shall be allowed in street, drainage ditches, community properties or on other lots. Any accidental concrete spills are to be cleaned up immediately.**
- 11. Before construction starts, where ditches are present or where drainage flow requires, culverts/tile must be placed under driveway along the street. Culvert/Tile must be at least 12 to 14 inches in diameter.**
- 12. Daily cleaning of street, i.e. sweeping or scraping of mud and rock, in front of building site is required when vehicles track mud, etc., on the street.**
- 13. Observance of speed limit within the community is required.**

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14. A footing placement survey confirmation based on plot plan must be delivered to Tellico Harbor ACC, after the footers are poured, but before further construction continues.
15. Final “as built” showing all improvements including pads, decks, drive-way etc. must be delivered to ACC within 30 days after construction is complete.
16. Lot Owner/Builder must be aware of common areas, which are not to be used for cross through or storage for equipment or brush.
17. Mailboxes are to be of masonry style consistent with the home.
18. Propane tanks over 80 gallons are to be buried.
19. No more than three house plans of the same design are allowed in Tellico Harbor.
20. A copy of TRDA final inspection/occupancy notice must be provided to the ACC within ten days of receipt.
21. All building codes and applicable Federal, State and local laws are to be complied with.
22. The Lot Owner, if different than the general contractor/builder, acknowledges he/she/they are responsible for their contractors' violation of, and/or failure to abide by, any of the foregoing construction requirements.
23. The Contractor/Builder acknowledges he/she/they are responsible for their employees, agents and subcontractors violation of, and/or failure to abide by, any of the foregoing construction requirements.
24. After receiving written notification of a violation or violations of any of the foregoing construction requirements from the ACC or the POA, the Lot Owner and Builder/Contractor shall have ten (10) days from the written notice of violation, which notice shall bear the date and time of notification and state the violation(s), to remedy the violation(s). The notice will be hand delivered and signed for by the owner or it will be sent by regular first class mail to the most recent address for the owner on file with the association.
25. Failure to comply with the above construction requirements and/or failure to remedy any notified violation will result in you, the Lot Owner and/or Builder (if different) being billed a Personal Charge in accordance with the Rules and Regulations –Personal Charge Procedures/Schedule (Attachment 1) and any cost the ACC and/or POA deems

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necessary to remedy the violation. A lien will be placed against the Lot Owners' property until such funds are reimbursed. If violations continue to occur and are not corrected, the ACC shall have the authority, upon written request, to require the contractor, employees and agents to immediately cease work on the project until the above requirements are met.

Print Builder's Name

Print Owner's Name

Builder's Signature

Owner's Signature

Lot #

Lot #

Date

Date

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ATTACHMENT 1

Tellico Harbor Property Owners Association

SCHEDULE OF PERSONAL CHARGES

1st Violation-----\$50

2nd violation of the same nature-----\$100

Subsequent violations of the same nature-----Double previous amount

Personal Charge Per Day* following the deadline expiration date-----\$25

*NOTE: Personal Charges will accrue at \$25 per day for all violations not totally and completely corrected by the deadline expiration date stated in warning notice letter or a deadline expiration date mutually agreed to by the Board/CCC and lot owner/violator. Accrual is automatic and no additional notice will be given.

If the Association is required to correct the violation, the following Personal Charge will apply in addition to those outlined above:

A Personal Charge equal to the sum required to correct the violation, remove any unauthorized addition or alteration and/or restore the affected property to good condition and repair – PLUS – a fee of \$250 to cover the administrative cost of dealing with the violation and the correction thereof.

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ATTACHMENT 2

SILT FENCE INSTALLATION REQUIREMENTS

