



**Todds Run Estates Subdivision
Builder/Contractor Rules & Regulations
Rev 1, 04-23**

1. Builder/Contractor Responsibilities:

- 1.1. The builder/contractor is responsible for ensuring that all of their employees, including sub-contractors, are obeying these Builder/Contractor Rules & Regulations.
- 1.2. All permits must be obtained and displayed before clearing any lot or beginning construction.

2. Construction Hours

- 2.1. Construction hours are 7:00 a.m. to 6:00 p.m.
- 2.2. Construction work, with the exception of interior alterations, may not be performed on the following days: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day.

3. Posting of Permits and Signs

- 3.1. The builder/contractor must place a residential construction sign before clearing/construction on a lot begins. Sign must include Builder/Contractors name, phone number for emergency contact.
- 3.2. No advertisement signs are to be placed on the job site, other than the builder and one real estate sales sign which meets the following guidelines below. Subcontractors may not post signs.
- 3.3. The signs should be no larger than 4 square feet and should be professionally painted, stained, sandblasted or carved.

4. Use of Common Property

- 4.1. Builder/contractors may not use any common property or other lots in the Estate at Todds Run Subdivision property for parking, equipment storage, construction supply storage, dumpsters, portable toilets, cleanout or dumping of construction materials or for any other reason unless first requesting and receiving written permission.
- 4.2. Builder/contractors will reimburse The Todds Run Estates Community Association Inc. for the cost of repairing or replacing any damaged or destroyed property, equipment, or supplies caused by their employees. Additional cost will include labor to repair or replace damaged or destroyed property.
- 4.3. All common property must be restored to the condition that existed before the clearing or construction commenced.

5. Use of Private Property

- 5.1. Builders/contractors may not access or use any private property for parking, equipment storage, construction supply storage, dumpsters, portable toilets, or for any other reason unless first receiving written permission from the property owner.
- 5.2. Under no circumstances is the builder to use any vacant lot, common areas, or other properties not owned by the person to which they are building the home for as a washout, dumpsite, for any building materials, fill, or trash.
- 5.3. Workers may not use the facilities, electricity or water from another construction site or residence unless written permission has first been obtained.
- 5.4. All private property must be returned to the condition that existed before the use of such property began, unless written permission from the property owner has been obtained stating that returning the property to such condition is not required.

6. Equipment Storage

- 6.1. Equipment that is needed on a construction site may be left on the site until no longer needed. Equipment does not include cars, trucks, campers, or vans.
- 6.2. Equipment will be placed in a garage (when available).
- 6.3. Equipment that is no longer required at a construction site must be removed. This includes trailers, forklifts, backhoes, mixers, etc.

7. Maintenance of Construction Sites

- 7.1. Builders/contractors are required to maintain construction sites in a neat and orderly condition. Before completing work for the day, the builder/contractor is to ensure that the site is cleaned. All trash and construction waste is to be placed in a dumpster or trashcan.

- 7.2. Builders/contractors must also place debris fences around all catch basins, to prevent debris from entering the storm sewer system.
- 7.3. Builders/contractors shall take all necessary precautions to prevent run-off water, sand, dirt or other materials onto roadways or adjoining properties. With regards to silt fences, hay bales or other erosion control structures, such structures shall be regularly maintained and any sediment which may form behind such structures shall be inspected for and removed on at least a weekly basis.
- 7.4. All equipment that is left on a construction site must be secured.
- 7.5. Any debris that leaves the construction site must be cleaned up immediately.
- 7.6. Construction supplies will be stacked and stored in a neat and orderly fashion.
- 7.7. Debris may not be burned on construction sites or any common areas.
- 7.8. Yard workers may not blow, rake, or shovel yard debris on to any street, cart path, or the common areas or other private property in the subdivision.
- 7.9. If a construction site requires cleaning by the developer's personnel, due to a lack of responsiveness by the builder/contractor, the builder/contractor will be billed at a rate of \$20.00 per hour for each employee that is required to clean the site in addition to a fine of not less than \$50.00.

8. Placement and Use of Dumpsters

- 8.1. A dumpster is a requirement for each active Builder. Builders/contractors must obtain a dumpster that is large enough to handle the expected debris and trash during construction.
- 8.2. The dumpster must be emptied or replaced when the full line is reached.
- 8.3. Any debris that is left on the ground resulting from a full dumpster must be placed in one pile. The debris will immediately be placed in a dumpster when a dumpster is returned. Debris may not be left on the ground for an extended period of time.
- 8.4. Dumpster must be tarped and lashed at the end of each workday and on weekends.

9. Placement of Portable Toilets

- 9.1. Builders/contractors will place at least one portable toilet during construction.
- 9.2. The portable toilet is to be placed on an active construction site.
- 9.3. The portable toilets will be emptied on a regular basis, depending on size of work crew. They must be emptied more frequently during summer months.

10. Parking

- 10.1. Basecoat rock must be placed on site, in accordance to the approved site plan to help maintain the edge of the roads and reduce the dirt on the primary roads.
- 10.2. Builders/contractors may not park any vehicle, trailer or equipment on any Wexford common property unless written permission has been obtained from the Developer. This includes the shoulder of roadways.
- 10.3. Builders/contractors may not park any vehicle, trailer or equipment on any private property unless written permission has been obtained from the property owner.
- 10.4. All vehicles, trailers and equipment must be parked on the construction site unless Developer has authorized permission to park on the street.
- 10.5. Vehicles parked on the street must be on the side that is designated by the Village of Williamsburg. One lane for vehicle travel must be left open at all times. Vehicles from all construction sites must be parked on the same side. Vehicles will not block any driveway.
- 10.6. Cars, trucks, and vans may not be left at a construction site overnight unless approved in advanced by the developer.

11. Miscellaneous

- 11.1. Neither the developer nor any Todds Run Estates HOA assumes liability for materials or equipment left on job sites.
- 11.2. Builders/contractors must immediately report to the developer and the utility owner any broken water line(s) or cut power line(s).
- 11.3. Music must be played at a level so it does not disturb nearby residents.
- 11.4. Workers must discard all person trash in appropriate containers on the job site, or they will be subject to a fine.
- 11.5. The owner, Builders/contractors, are responsible for the construction of the sidewalks within the boundaries of the lot. The specifications for the construction of the sidewalks are to be obtained from the developer when submitting the plans for approval.
- 11.6. The owner, builder/contractor are required to provide all building plans and plot drawings to the developer for approval prior to beginning construction as per the declarations of covenants and restrictions for Todds Run Estates Subdivision.
- 11.7. All fees and permits to tap into the existing utilities are the responsibility of the owner, Builder/Contractor and not the developer.

11.8. These rules, regulations and guidelines are not intended to limit any conditions the developer or Village of Williamsburg may impose and shall be construed to be in addition or complementary to any conditions imposed by the developer, County, or Village of Williamsburg an in its grant of a site plan approval.