

Fairfield Plantation

Property Owners Association, Inc.

January 1, 2011

Dear Builder:

The Fairfield Plantation Property Owners Association, Inc. Property Control Committee is committed to communication. In an effort to meet this goal I have enclosed the following information.

1. The 2011 Property Control Meeting Schedule:
Enclosed is the property control meeting schedule for your review. The submittal dates for the meetings will be as followed. I encourage you to meet with me prior to the submittal dates if you think a problem may arise in meeting these dates.
2. Builders Information Update Sheet:
Please take time to fill out the builder's information update sheet or stop by the POA office and fill one out. It is critical that we have your current information on file.
3. Site Condition Violation:
The site condition violation sheet will be filled out by the Property Control Manager upon inspection of the building site and then faxed or mailed to you for corrective action. These will be kept in the file as a continual record.
4. Change Request Form:
PLEASE SUBMIT THE CHANGE FORM FOR ANY CHANGES YOU MAKE TO PROPOSED NEW CONSTRUCTION. ITEMS MAY INCLUDE, BUT NOT LIMITED TO, ADDING / DELETING WINDOWS, DOORS, DORMERS OR BAY WINDOW, CHANGE IN COLOR TO THE EXTERIOR OR ROOF, REVERSING THE FLOOR PLAN, CHANGING FROM A SIDE LOAD GARAGE TO A FRONT LOAD GARAGE, FENCES, RETAINING WALLS AND PROPANE TANKS, ECT. ANY AND ALL CHANGES SHOULD BE SUBMITTED TO THE PROPERTY CONTROL COMMITTEE FOR REVIEW AND APPROVAL BEFORE THE CHANGE IS MADE.
5. Erosion Control Checklist:
The erosion control checklist will be enforced beginning immediately. The property will be inspected using the checklist at the time of the footing inspection. If, at this time, the erosion control checklist is not met the footing inspection will not be signed off on.
6. Site Plan Checklist:
Please review this closely. You may want to provide a copy to your surveyor.

The Property Control Committee and I look forward to working with you. If you should have any questions please do not hesitate to contact Matt Davidson at (770) 832-2360 or you may email us at mdavidson@fairfieldpoa.org or stop by the office Monday – Friday 8:00a.m. – 4:30p.m.



Fairfield Plantation
Home Construction Regulations

Section 1-C: A \$2,500.00 Cash Performance Bond held by the Property Owners Association, must be submitted prior to the issuance of a building permit.

Section 1-D: Fees and Assessments: A \$2,000.00 Non-refundable New Construction Fee is required to be paid to the Property Owners' Association prior to the issuance of a building permit.

To facilitate the process of reviewing plans we ask that all builders follow these guidelines for plan submittals.

1. All drawings in a set of plans must be of the same size, stapled together on the left hand border so that the title block information appears on the right or at the bottom of the plans.
2. All images on a drawing must be oriented so as to be legible without turning the drawing.
3. All drawings must have a border and a title block. The title block must show the name of the owner (if pre-sold), the builder, lot number, date and any other title block data pertinent to the project.
4. Plans and elevations must be at a scale of $\frac{1}{4}'' = 1'0''$. Elevations must show vertical elevations to eave line, gable ridges and main ridge.
5. Elevations must note materials being used.
6. Floor plans must have overall dimensions.

**FAIRFIELD PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.
PROPERTY CONTROL OFFICE**

GENERAL CONTRACTOR/BUILDER INFORMATION UPDATE

Company Name _____

General Contractor _____

Other Contact Names _____

Address _____

City, State, Zip _____

Telephone Number _____

Alternative Telephone Number _____

Fax Number _____

Cellular Number _____

E-Mail _____

Please take a moment to fill out the above information so we may update our files. If your information should change in the future please stop by the Fairfield Plantation Property Owners' Association, Inc. office and fill out the information update form.

THANK YOU

**FAIRFIELD PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.
PROPERTY CONTROL OFFICE**

CHANGE REQUEST FORM

Section _____ Lot _____
Address _____

Owner _____
Builder _____

I/We _____ (Print), the
Builder/Owner of the above property, submit this request for the following
changes/additions to approvals previously granted.

<u>ITEM</u>	<u>CHANGE FROM</u>	<u>CHANGE TO</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<u>OTHER</u>	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

Builder/Owner _____ Date _____

Fairfield Plantation Property Owners' Association Home Construction Regulations

ADDENDUM III

Erosion Control Checklist

- | Required | Date | |
|----------|-----------|--|
| | Initiated | |
| () | () |) Type A silt fence on interior lots |
| () | () |) Single Type A silt fence with hay bales placed behind on Lake lots |
| () | () |) Type A silt fence as ditch checks at 100 foot spacing for slopes of 1% to 2% and 50 foot spacing for less than 3% slopes |
| () | () |) Type C silt fence as ditch checks at 25 foot spacing for slopes of 3% to 5%. |
| () | () |) Rip-rap ditch checks on ditch slopes greater than 5% |
| () | () |) Temporary seeding, fertilizer and straw mulch immediately on all disturbed areas and maintained until permanent grassing is placed. |
| () | () |) A 25 foot natural undisturbed buffer shall be maintained adjacent to all "state waters" (lakes and flowing streams) during construction. |
| () | () |) Stripping of vegetation shall be kept to a minimum. |
| () | () |) Permission obtained from P.O.A. for cutting of trees over 6" in diameter located 10 feet or more outside the building footprint. |
| () | () |) Minimum cut/fill operations |
| () | () |) Retain and protect existing natural vegetation |
| () | () |) Minimize duration of exposure of disturbed area |
| () | () |) Stabilize disturbed soil |
| () | () |) Employ appropriate temporary vegetation/mulching |
| () | () |) Install permanent vegetation and structural erosion control measures |
| () | () |) Protect cuts and fill slopes from surface runoff |
| () | () |) Prevent fills from endangering or polluting adjoining property |
| () | () |) Prevent fills from encroaching on natural or constructed watercourses |
| () | () |) Properly cross flowing streams with grading equipment |
| () | () |) Utilize best management practices as a minimum |

FAIRFIELD PLANTATION

SITE PLAN CHECKLIST

EXISTING TOPOGRAPHY

Roads/Streets/Lanes (Names) _____
Utilities _____
Trees _____
Streams/Ditches/Swales _____
Pipes/Inlets/Culverts _____
Pipes – Up/Down Stream _____
Buildings (Adjacent Lots) _____
Other Structures _____
Major Slope Changes _____
(Top/Bottom-Bank/Ditches) _____

EXISTING ELEVATIONS

Site Spot Elevations _____
(Includes Grid/Break Points)
Ditch/Swale (Flow lines – 25' _____
Intervals/Adjacent Property)
Contours (1 foot Intervals) _____
Pipe/Culverts (Inverts) _____
Inlets (Top/Inverts) _____
Exist. Buildings/Structures _____
(Garage, 1st floor & Corners)
Adjacent Lot Improvements _____
(Within 10' of Prop. Line)

PROPERTY DATA

Boundaries/Descriptions _____
Right of Ways (Type/Width) _____
Easements (Type/Width) _____
Wetland Limits (Description) _____
Setback Lines (Distances) _____

NOTES

Size (17" X 22") _____
Scale (1" = 20' or 1" = 30') _____

PROPOSED CONSTRUCTION

Building Footprint _____
Detached Structure (Type) _____
Porches (Type/Size) _____
Decks (Type/Size) _____
Patios (Type/Size) _____
Driveway (Min. Width/Type) _____
Walks (Min. Width/Type) _____
Steps (Porch/Deck/Door Exits) _____
Walls/Fences/Screens _____
Pools/Spas _____
Playground areas _____
HVAC (Location) _____
Pipe Culvert/End Treat. _____
Finished Grade Slopes _____
(Flow Arrows-Lawn/Swale) _____

DIMENSIONS/ELEVATIONS

Building Location (Dist. To _____
Property Line on ALL Sides)
Garage/First Floor Elev. _____
Bldg. Corners (Fin. Gr. Elev.) _____

STANDARD DRAWING DETAILS

Title Block Data _____
Date/Revisions _____
Surveyor's Seal/Signature _____
North Arrow _____
Scale (Bar Graph) _____
Document References _____
Legend _____

I. PROPERTY CONTROL REQUIREMENTS:

The following documents must be submitted for approval to the POA office, with an application fee of \$40.00, a MINIMUM OF TEN (10) DAYS prior to the Property Control Meeting. A construction checklist, found on page 22, will help in preparing all of your information.

- A. **House Plans and Specifications** (two copies each). A completely dimensioned floor plan drawn at the scale of $\frac{1}{4}'' = 1\text{ft.}$ is required, as well as an elevation view of the front, both sides and rear of the house, with all dimensions including those of cantilevers drawn at the same scale. The deck needs to be drawn on the floor plans. All planned deviations from the drawings must be redlined and initialed by the builder, including appropriate notations for reverse plans. The square footage for heated and non-heated areas of the house must be listed on these plans. The minimum square footage permitted on the main floor of a one-story dwelling is 1400 square feet of heated living space accessible from inside the house. A split foyer or a two-story house requires 1800 square feet with a minimum of 1200 on one (1) floor accessible from inside the house. Any additional detached structures such as garages, secondary structures, etc., require construction drawings, including elevations at the same scale as the house plans. These plans must also be submitted for approval prior to the Property Control Meeting.
- B. **A Plot Plan** (three copies each, one to be kept by the Water Authority), size 17" X 22" minimum, and drawn at a scale of $1'' = 20'$ or $1'' = 30'$:
1. Must indicate property lines; setback lines (as specified in the Declaration of Restrictions, Paragraph 6); dwelling location with all dimensions specified (including cantilevers), the location of all detached structures (as outlined above); the location of LP gas tanks if appropriate (a separate application must be filed); the location of any existing sewer lines and manholes; existing Right-of-Way and edges of pavement; existing storm drains; elevation of ground floor; corner lot pin placements with elevations; location of driveways, turn arounds, driveway culverts (size to be determined by the PCM, Property Control Committee and the Contractor); north arrow; scale; section and lot number; and owner's name.
 2. The basic plot plan must bear the stamp and signature of a registered, Georgia licensed engineer or surveyor. The plot plans must be submitted to the Carroll County Water Authority, (who may retain one copy) for an indication thereon of water and sewer tap locations.
 3. All structures which are planned to be added to the lot, such as fences, walls, drives, sidewalks, light posts, lakewalls, docks, secondary structures, etc., must be shown on the plot plan, elevation drawings, and construction drawings with sufficient detail or description (materials used, color, surfaces, design, etc) so that the Property Control Committee can make an informed decision. Note: A separate application may be required, depending on the structure.
 4. It shall be the responsibility of the general contractor to ensure that proper survey stakes are placed on the lot prior to the submission of any plans to the Property Control Committee. These stakes shall clearly mark all lot corners, front building line, rear building line and side building lines. No plans shall be considered for approval unless all these stakes are properly located on the property, and a "footprint" of the house is clearly shown on the Plot Plan.
- C. **A \$2500 Performance Bond** by cash deposit with the POA must be submitted prior to the issuance of a building permit. An acceptable standard contract is available on page 20 of this manual. If used, this contract must be fully executed by all parties. The bond is a promise to comply with all the stipulations in these regulations. Property owner agrees that the \$2500 Performance Bond will be forfeited with written notification from the Property Control Committee if these regulations are not met.

When the construction and all required landscaping is completed in a manner that is satisfactory to the Property Control Committee, an occupancy permit will be issued and the remaining portion of the \$2500.00, after all fines are paid, will be released.

In the event that the property is not properly completed, no occupancy permit will be issued and the \$2500.00 will be used towards completion of the necessary work.

- D. **Fees and Assessments:** A **\$2000.00 New Construction Fee** is required to be paid to the POA prior to beginning construction on any new house. This fee is non-refundable and may change from time to time as determined by the Board of Directors. Since current POA Declarations require that an undeveloped lot pay the same assessment as a developed lot, the purpose of this fee is to maintain the level of services provided by the POA and caused by the new construction.
- E. **Insurance Certificates** shall be provided to the POA stating the amounts of Liability (\$500,000 minimum) and Builders Risk Insurance (\$100,000 minimum) prior to the issuance of a building permit
- F. **A List of all Subcontractors**, must be printed, listed in alphabetical order, and must be submitted by the contractor prior to the issuance of a building permit, and must be updated on the first working day of each month as long as the house remains under construction.
- G. **Commercial Decal Regulations:** All non-resident contactors, sub-contractors, vendors, and service personnel shall have a decal affixed to their vehicle(s) in accordance with the rules and regulations as indicated below. These commercial decals may be purchased from the POA Office at any time during regular business hours. This decal will allow entrance for the vehicle only between specified hours as noted below.
1. To purchase a commercial decal, the following information must be presented at the POA Office:
 - A. Driver's License
 - B. Proof of Insurance
 - C. Tag Number
 2. All decals must be permanently affixed to the vehicle for which they are purchased, and are non-transferable. Organizations with multiple vehicles must purchase a decal for each vehicle that will be doing business in Fairfield. The decal shall be attached to the outside of the vehicle windshield, in the lower left corner (driver's side). There shall be a place on each decal for the insertion of a monthly color code that must be secured each month at the POA Office.
 3. Decals will be valid for admission to Fairfield Plantation property between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 9:00 AM to 7:00 PM on Saturday. They will not be valid for Sunday or Holiday admission. Holidays shall include New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas.
 4. The yearly cost for a decal will be as follows:

A. Cars, pickups, vans (under 1 ton)	\$ 30.00
B. Trucks, 1 ton – 2 ½ tons	\$ 60.00
C. Trucks over 2 ½ tons	\$125.00
 5. Decals shall remain the property of the Fairfield Plantation POA and are subject to forfeiture for repeated rules violations or noncompliance with regulations
 6. Contractors shall remain liable for their sub-contractors. At any time that a sub-contractor may be fired or otherwise released from a job, it is the contractor's responsibility to notify the POA Office and/or remove the decal so that they may be denied further entry
 7. Contractors must supply the POA Office with a current list of active sub-contractors no later than the close of business on the first working day of each month. Failure to supply this list may result in denied entry for sub-contractors doing business with that contractor
 8. No contractor who lives within Fairfield Plantation or is a Property Owner may use his guest privileges to bring sub-contractors to work at any job site, except at the residence where he/she currently lives.
 9. These regulations shall be subject to yearly review by the POA Board of Directors. Decals shall be in effect for the calendar year, January through December.

- H. **A Landscape and Tree Plan** shall be provided by the builder that meets the requirements of the Property Control Committee. Trees are primary in the natural beautification of the Plantation. The Property Control Committee wishes to save as many trees as possible. Pine trees, 6 inches or greater in diameter, may be removed if replaced by hardwoods five feet in height (see 2.b. below). For the purpose of definition and clarity, the following are three (3) types of tree clearing which may be designated on your tree plan:
1. Clear Cut
 - a. Definition – removal of all trees and brush
 - b. Specifications – The Property Control Committee allows clear cutting to a maximum of ten (10) feet from the house, driveway and sidewalks. This initial clear-cut line shall be identified on the lot and subject to Property Control Committee inspection prior to start of actual clearing.
 2. Developed Lawn Area Cut
 - a. Definition – partial clearing of area with some type of ground treatment (such as seeded or mulched). This allows enough sunlight for grass to grow well, but leaves enough trees to accentuate the lawn and property and enhance the appearance from the street.
 - b. Specifications – in wooded areas indicated as developed lawn with lawn seeded, the owner shall leave a minimum of four (4) good quality trees per 1600 square feet of lawn area. Where there is less than the specified amount of trees, special treatment shall be designated and should be specified as such on the tree plan and landscape plan. These good quality trees can be scattered or may be left in a group. In areas where mulch is used instead of grass, the Property Control Committee recommends leaving more trees than specified for grass areas.
 3. Underbrush Only Cut
 - a. Definition – only underbrush is removed and all small and large trees shall remain as "clean woods"
 - b. Specifications – only trees and brush under six (6") inches in diameter may be removed and tree limbs may be removed up to ten (10') feet high. No trees over six (6") inches in diameter shall be removed unless approved by the Property Control Committee. No heavy equipment shall be used to do underbrushing other than chain saws.
 - c. The Property Control Committee may require the saving of some native shrubs and trees such as Azaleas and Dogwoods.

The landscape and Tree Plan is to be submitted on a copy of the plot plan with the footprint of the house and all other structures clearly shown. Any combination of the above types of tree cutting may be used so long as tree cutting does not exceed the requirements of each plan.

The approximate location of shrubbery and plantings should be included in this plan. Shrubs and plantings of appropriate size improve the appearance of any house and may be required in whatever quantity is necessary to obscure a bland or unattractive elevation, or to remove from view some feature of the lot that is unacceptable to the Property Control Committee.

Appropriate sized shrubs shall not be smaller than a three (3) gallon size and shall be planted in a manner which when in full growth will provide an attractive grouping which will cover at least 75% of the exposed area of the foundation. There shall be a minimum of fifteen (15) such shrubs required. The Property Control Committee may identify additional trees to be saved for aesthetic reasons. This will be accomplished by utilizing serialized tags attached to the appropriate trees and noted on the tree plan.

- I. The Property Control Manager is authorized to remove tags when:
- a. they interfere with the building process
 - b. When he/she feels that the tree poses an undue hardship to the builder or homeowner.

The Property Control Committee will issue a citation for the unauthorized removal of the tag. The willful disturbance of the tree tag will be viewed as a major infraction of the rules, and will result in a \$500.00 maximum fine and /or work stoppage.

Contractors and Owners are asked to take special care to follow their tree plan exactly as approved and to protect as many of the remaining trees as possible during all phases of the construction. The Property Control Committee will require the final landscaping to conform to the original approved landscape and tree plan. Any revision must be submitted for approval.

Areas to receive fill to maintain grade lines indicated on plans must be shown on the Tree Clearance Plan as "clear cut" with a reason given if fill is to be placed above the natural root system of the existing trees. Utility line construction may require the removal of a few additional trees as the work is being done. This clearing shall not be done with the original clearing and shall be held to an absolute minimum. The location of the electric service entrance shall be shown on the house plan and the service line shown on the plot plan if possible. This is required to show the Property Control Committee that every effort has been made to minimize the number of trees required to be removed. It is recommended that the power lines use the same clearing as the driveway wherever possible.

In the event that a Property Owner desires to remove pine trees from a developed lawn area, the stumps must be removed. In the event a replacement tree is not planted, a landscaping plan is required.

- j. A GRADING/DRAINAGE/EROSION CONTROL PLAN shall accompany each new home construction package presented to the Property Control Committee for consideration. The Drainage plan is to be submitted on a copy of the plot plan with the house footprint and all other structures clearly shown. This plan should show the proposed path of water flow coming from or over the property from all sources, including heat pump effluent, irrigation water, water flowing from higher areas and natural rainfall. The plan shall also show the relationship of such flow with existing nearby ditches, catch basins, storm drains and adjacent properties. Drainage problems found prior to construction shall be resolved before the Property Control Committee issues a building permit. Under no circumstances shall any water be directed on adjacent properties or the sewer system unless it is directed into the natural drainage channel. Water shall not be diverted from a drainage shed to another drainage shed without Property Control Committee approval. A lot that is graded or slopes down towards a street shall have a swale or ditch placed, such that the water does not drain onto the street. An Erosion Control Checklist shall be completed by the Owner/Builder and submitted with each new construction package. Silt screen must be installed and maintained by the Carroll County Soil and Erosion Codes on every jobsite. Fines will be issued for any jobsite that fails to maintain their silt screens.

II MINIMUM BUILDING SPECIFICATIONS

- A. The minimum square footage for a ranch style house is 1400 square feet of heated living space (Exclusive of roofed or unroofed porches, terraces, garages and other secondary structures). A two-story dwelling may be constructed with a minimum of 1200 square feet of heated living space on one floor, provided that the first floor is built on a slab, crawl space or basement, and provided that the total of the first floor and additional floors is in excess of 1799 square feet. A split foyer may be constructed with a minimum of 1800 square feet of heated living space with a minimum of 1200 square feet on the main floor. Square footage MUST be shown on the plans.
- B. Roof pitch shall be six (6") inches to twelve (12") minimum (roof shall rise at least six (6") inches for each foot from the fascia board to a level point directly beneath the peak of the roof) for the primary roofline of the house. The Committee recommends a minimum roof pitch of 8/12 for the main roofline and all gables.
- C. Large exposed wall areas, without adequate windows and/or attractive architectural treatment are not acceptable. Any foundation that exceeds seven (7') feet in height shall have attractive architectural treatment (such as rock or brick) to relieve its "blank wall appearance". The stucco and paint treatment (stucco color to match color of house) required on all block foundation walls **will not** be considered sufficient to satisfy this requirement. The use of multi-floor levels to adjust the design to a sloping lot is encouraged. Basement levels should be inserted into the ground sufficiently to provide an appearance that blends with the surrounding properties.

- D. The front of the home shall contain design features that add character to a home and are normally associated with the front of an attractive house such as a portico, portico with columns, sturdy handrails and steps as needed because of grade, planter(s), use of some field stone or brick, bay windows or specially designed windows, shutters and special lattice or decorative trim at entrance. The sides and rear of the home shall be attractive and also contain some of these items particularly when facing a street, golf course, or lake. The set of plans submitted to the Committee must indicate the exact treatment that is to be used on all sides of the exterior of the house. The exterior of all houses must be built exactly as indicated on the approved plans. Any changes must be approved.
- E. The Property Control Committee requires a minimum of a double garage for all new homes. If an existing carport or garage is eliminated on a previously built house, the owner must submit plans and build a replacement garage with specifications acceptable to the Property Control Committee.
- F. A fireplace or wood stove with two (2') foot by four (4') foot minimum chimney is encouraged and enhances the beauty of the home and helps break up the roof lines and elevation views.
- G. A paved driveway with a minimum width of twelve (12') feet of asphalt or concrete is required. A "turnaround" is required on every driveway.
- H. A deck, minimum size 10' X 12', shall be included on the rear or side of every house and must be shown on the footprint of the house and on the floor plans.
- I. The Declaration of Restrictions, Paragraph 6E, states that no above-grade structure (except approved fences or walls) may be constructed or placed on any lot in the subdivision except within the building lines shown on the recorded plot plan, and if building lines are not shown or if the plot plan is not recorded, then the building lines, other than those which may be shown on a recorded plan, shall be
- a. Fifty (50') feet from the front line of each lot;
 - b. Ten (10') feet from each lot side line;
 - c. Twenty five (25') feet or twenty-five (25%) percent of the depth of the lot, whichever is greater, from the rear line of each lot, except corner lots, which will be ten (10') feet from each adjoining lot side line.
- J. All mailboxes, whether free standing or within an enclosure, must have their size and location approved by the Property Control Manager prior to installation. Minimum specs include eighteen (18") inches from the edge of the pavement and 42" to 48" above grade (bottom of box), and on the correct side of the road to facilitate delivery. Driveway columns must also be at least eighteen (18") inches from the edge of the roadway and must be approved by the Manager prior to construction. Whenever possible, mailboxes should be grouped together, near side property lines. Driveway columns and mailboxes constructed of block, brick stone, etc. must be of a break-away design if constructed within seven feet of the edge of roadway on a 35 mph speed limit roadway. The design must be approved by the Property Control Committee.

III. UTILITIES

- A. Water and Sewer Application: Obtain the application from Carroll County Water Authority, 1739 Bankhead Highway, Carrollton, Ga. (near Moose Lodge on Hwy 166), telephone (770) 832-6667. A tap-on fee will be required prior to hook up of water and sewage.
- B. Electricity: Depending on your location within the development, contact either:
- (a) Carroll EMC, Carrollton, GA. Telephone (770) 832-3552, or,
 - (b) Greystone Power Corporation (EMC), Douglasville GA., telephone (770) 942-6576
- C. Telephone: Contact Bellsouth Telephone Company, Carrollton, GA. telephone (770) 730-2355
- D. Gas: Natural gas is not available within Fairfield. The use of propane gas at Fairfield Plantation is acceptable. Several area companies provide this service on a competitive basis. All tanks over 120 gallons must be buried in an approved site within the building lines of the property. Tanks of 120 gallons or less may be located aboveground, with appropriate screening and approval from Property Control Committee. In all cases, an application for propane installation must be completed and approved by the Property Control Committee prior to installation. (Application on page 34)

- E. Satellite Dishes: Homeowners may make application to the POA for the installation of a satellite dish if it is to be on the ground. Application forms are available in the POA office, and must be completely filled out and turned in prior to consideration by the Property control Committee. (Application on page 35)

III. CONSTRUCTION

- A. All Carroll County and POA permits **MUST** be prominently displayed on the building site, along with an address at least six (6") inches tall. Failure to display all permits will be cause for citation.
1. A POA Building Site and Plan Approval Permit will be required from the Property Control Manager (this permit number is required to obtain a Carroll County Building Permit). The POA permit is null and void if construction does not begin within ninety (90) days after issuance. Noncompliance will result in resubmission of plans for approval (A re-filing fee of \$40.00 is required for resubmission of plans).
 2. A Carroll County Building Permit is also required from the county Inspector, Carroll County Annex, College Street, Carrollton, GA. 30117, telephone (770) 830-5863.
- B. All work will be restricted within 7:00 AM to 7:00 PM Monday through Friday, and 9:00 AM to 7:00 PM on Saturdays. A property owner constructing his/her own house and/or constructing a spec house, is limited to these same working hours. Under no circumstances may a property owner who is also a contractor, call in any workers to any address other than his or her own personal residence. Penalty is a \$500.00 Citation.
- C. Prior to pouring concrete, an inspection is required by the Property Control Manager in addition to the county inspector to confirm location of dwelling per plot plan. Contact the Property Control Manager twenty-four (24) hours prior to pouring telephone (770) 832-2360 When footings are dug, this will begin the six (6) month period in which the dwelling must be substantially completed. Penalties for non-compliance will be determined at the time of violation by the Property Control Committee.

All Concrete Pouring shall be completed by 4:00 PM on any workday. Only finishing work shall be done on concrete after 4:00 PM. All excess concrete must be disposed of on the lot on which construction takes place. Penalties will be imposed for non-compliance in the amount of five hundred (\$500.00) dollars plus cost of removal. It is recommended that builders provide a clean out pit for concrete trucks where hardened concrete may be easily removed before landscaping

Concrete "pumper" trucks will not be allowed to enter Fairfield property after 2:00 PM. Any concrete trucks that are required by the builder to enter after 4:00 PM because of a job in progress will cause a citation to be issued to the builder at the rate of one Hundred (\$100.00) dollars per truck. Contractors are urged to schedule their concrete work early in the morning so as to be complete with concrete deliveries prior to the 4:00 PM deadline.

- D. All Construction sites shall require an initial installation of gravel on the driveway, immediately upon completion of grading. This gravel shall be placed from the edge of the roadway, all the way to the actual building line. During construction, and especially after concrete has been delivered to the site, the Contractor must maintain a minimum covering of four (4") inches of gravel on all surfaces to be used for delivery and/or parking. County Codes require geotextile matting under gravel. Failure to maintain adequate gravel on the driveway shall be grounds for a POA mandated work stoppage until gravel is brought up to requirements. A culvert, if needed, must be installed during grading. There must be a suitable bulkhead (concrete, rock, brick, etc.) constructed on both ends of any installed culvert under a driveway. Stacked cement bags or sand bags are not a suitable bulkhead material.

A properly installed and maintained sedimentation barrier of silt screen or staked hay bales must be placed on all lots after grading in order to prevent erosion as required by the Property Control Committee. Failure to comply may result in a citation by both the Property Control Committee and Carroll County Code Enforcement. A copy of the POA Erosion Control Policy will be provided to each owner/builder.

- E. A twenty-four (24) hour notice is REQUIRED prior to pouring any driveway. Forms must be approved by the Property Control Manager before the driveway is poured. Noncompliance may result in citations and replacement of the driveway at owner's expense.
- F. Sewer service lines between the dwelling and the central sewer system shall meet county code. All sewer and water connections must be checked and approved by the Carroll County Water Authority prior to being covered.
- G. A pressure-reducing valve must be placed on the dwelling water service line connecting with the central water system.
- H. Contractor must install at least one freeze-proof outside hose bib on the dwelling as an aid to fire protection. All others may be standard type with internal cut off.
- I. Any exposed part of the flue pipe that is visible to the outside environment must be enclosed with a chimney that is compatible with the exterior of the house.
- J. All excavated materials, construction material, tools and equipment shall be kept within the boundaries of the lot on which the contractor is working. Construction equipment may be left on the construction site while needed, but must not be left on any street or right of way. Any equipment of this type left on a street, right of way, or cul de sac, will be towed at the owner's expense. Contractor and subcontractor vehicles should be parked on the property where work is being performed. If parking space is limited, parking on cul de sacs may be allowed during working hours, subject to POA approval. At no time shall construction vehicles be parked on a through street or right of way. If a problem arises with regards to parking at a particular site, the Property Control Committee shall designate the parking location for that site. All overnight parking of vehicles at construction sites is prohibited (except concrete forms trucks).
- K. No open burning shall take place within the community. Penalties for violations shall be (\$500.00) dollars plus cost of damages for the first offense; if the fire department's quick response vehicle is used, the fine is (\$250.00) dollars plus damages; if the fire truck must be utilized to extinguish the fire, the fine will amount to (\$500.00) dollars plus cost of damages.
- L. All debris shall be removed from the building site and be properly disposed of immediately, not allowed to accumulate. Dumpsters located in Fairfield Plantation will not be used for this purpose unless provided for such purpose by the Contractor. No construction debris is permitted to be buried on any lot or site in Fairfield Plantation. A fine of five hundred (\$500.00) dollars will be levied for any illegal dumping or burying or for failure to keep area clean and orderly. Stumps and limbs are accepted at the Carroll County Landfill. Please call (770) 832-1233 for details.
- M. All secondary structures, including but not limited to storage buildings, cabanas, decks, swimming pools, and fences must be approved by the Property Control Committee. Additional construction plans must be submitted to the Property Control Committee for approval as well as any proposed alterations to the original approved plans. POA has the right to remove unauthorized structures and/or levy fines as deemed necessary.
- N. Maximum load of trucks shall be 10,000 pounds per axle for single wheel axle trucks, and 16,000 pounds per axle for dual wheel axle trucks. Security shall check for overloads, and shall escort trucks, which exceed the weight requirements, off Fairfield Plantation. Flotation tires will be accepted as equal to dual wheels. Concrete trucks must not carry more than seven (7) yards of concrete on the Plantation. Trucks arriving at the gate with more than seven (7) yards will be denied access.
- O. All trucks over five (5) tons must observe a 25 MPH speed limit in Fairfield.
- P. Permanent lakewalls are required on all developed lake lots on Lake Tara. Construction of lakewalls, covered or open boat docks require a separate application form, obtainable at the POA office. Lakewalls must be constructed prior to or at the same time as the pouring of footings and foundations. Boat docks cannot be constructed on vacant lots. Lakewall application on page 32. Boat dock application on page 33.

The owner/builder will be provided a copy of the Lake Wall Policy.

- Q. A reflective house number (section/lot number) (minimum 3.0" high) must be permanently posted clearly on front of property or on both sides of mailbox, for location in case of emergency. Occupancy permits will not be issued until this is completed. In cases where the mailbox is located on property across the street, a sign may be placed in the front yard showing the address.
- R. A licensed provider shall properly treat the ground around any new house for termites.
- S. Any change of exterior paint color(s) during or after construction must be submitted to the Property Control Committee for approval. Occupancy permits will not be issued until the house is painted in approved colors. Failure to comply will cause the bond to be seized in an amount sufficient to cover the cost of repainting the house in approved colors. All repainting of exterior after occupancy, due to normal weathering or change of color scheme must be approved prior to repainting regardless of the color used.
- T. Drainage ditches shall not be filled in nor shall they be used as a repository for yard wastes or debris.
- U. Contractors will use only those utilities provided for them on the immediate building site for which they are working. No utilities shall be "borrowed" from neighboring lots. THE USE OF GENERATORS ON ANY CONSTRUCTION SITE IS PROHIBITED.
- V. Any damage to golf course, streets, culverts, drainage, inlets, streetlights, sidewalks, street markers, mailboxes, walls, etc., is the responsibility of the contractor. If the damage is not satisfactorily repaired within ten (10) days of receiving notice, it will be repaired by the POA. The contractor will be billed for the repairs at cost plus twenty (20%) percent.
- W. The washing out of concrete trucks anywhere other than the construction site is strictly prohibited. Trucks MUST be washed out on the lot to which they are delivering the concrete. It is the responsibility of the contractor to provide a location on the construction site for this purpose. Contractors shall be subjected to a maximum five hundred (\$500.00) dollar citation for each offense, and the offending concrete company shall be subject to temporary or permanent banishment from property.
- X. Radios, tape players, and similar equipment shall not be played loudly on a construction site. If the volume level is considered a nuisance, the offending individual shall be subject to a warning on first offense, a fine of \$50.00 on the second and subsequent offenses. The use of illegal drugs and/or alcohol shall be prohibited. Offenders shall be subject to permanent banishment from working inside Fairfield Plantation and may be subject to arrest by the Carroll County Sheriff's Department.
- Y. All contractors, subcontractors, and vendors are to display a vehicle decal or valid dash tag for each vehicle that will be used inside Fairfield Plantation. The decals may be obtained from the POA Office by bringing a current insurance card, tag number and driver's license (see page 5). Tags may be purchased from the POA Office if you are on the sub-contractor list.
- Z. It shall be the responsibility of the General Contractor to provide a portable toilet facility on each building site before the footings are inspected. This facility must be maintained neatly and serviced on a regular basis. The Property Control Manager shall designate the location of this facility.

V. CLEANUP

- A. It shall be the responsibility of the General Contractor to insure that each construction site is maintained in a clean, neat and orderly manner at the conclusion of each workday. This will be facilitated by the use of an on-site dumpster or similar container.
- B. When clearing the lot, no one shall temporarily store cleared trees, stumps, dirt or blasted rock on any part of the road right of way. Roadway culverts and ditches shall not be obstructed in any way. Dirt, rocks, stumps, or trees may not be loaded onto trucks parked in the paved roadway. Any trash or debris on the roadway or right of way must be cleaned up immediately.

- C. The construction site must be kept clean and neat as possible at all times. Papers, cans, and small trash must be picked up. Contractors are responsible for their subcontractors. Contractors must ensure that subcontractors working for them do not scatter debris from moving vehicles. Cleanup violations will be considered a serious offense by the Property control Committee and will result in a five hundred (\$500.00) dollar maximum fine.
- D. There is no location inside Fairfield Plantation where contractors may dispose of construction debris. The Carroll County landfill is located on Simonton Mill Road off Hwy. 166 west of Carrollton. All truck beds and trailers transporting trash or other debris must be covered while on Plantation property.
- E. It is the intent of the Fairfield Plantation Property Control Committee and the Board of Directors to maintain neat, clean, orderly, and professional appearing construction sites. There will be no attempts to harass contractors or subcontractors, but every effort will be made to enforce all existing rules and regulations. Failure to comply with any of the above regulations and/or any other construction regulations as published by the POA, shall immediately subject the General Contractor to possible citations and/or closing of the job site. Continued and/or more serious violations may result in the General contractor being put on probation or suspended from building privileges in Fairfield Plantation.

VI. INSPECTIONS

The Property Control Manager will inspect new home construction on a timely basis. The purpose of such inspection is to maintain compliance with the Home Construction Package and the Declaration of Restrictions and to endeavor to maintain the standards necessary for a quality community. The Owner is cautioned that the Property Control Inspection does not assure a quality job from his contractor or compliance to county, state, or federal rules and regulations. The Property Control Committee assumes absolutely no responsibility in assuring that the Owner obtains a quality job from his contractor.

- A. The first inspection will be of the silt screen and clear-cut clearing line. This is to validate a silt screen is properly installed and secured around the perimeter where needed to prevent silt from washing onto adjoining properties. The clear cut clearing line must be clearly identified on the lot per plans submitted and approved by the Property Control Committee.
- B. The second inspection is required prior to pouring concrete footings, to validate location of dwelling per plot plan. Please contact the Property Control Manager twenty-four (24) hours prior to pouring, telephone (770) 832-2360. When the footings are dug, the six (6) month period for home construction commences.
- C. The third inspection shall be made before any concrete or other driveway material is poured to validate that it complies with requirements stated herein. Contact the Property Control Manager Office twenty-four (24) hours prior to pouring the driveway.
- D. The final inspection shall be made upon completion of the house, and after the final approval inspection by the county. Call the POA Office to arrange for a final inspection by the Property Control Manager forty-eight (48) hours in advance. The Owner and/or Contractor should be present to review any issues that may exist. After all issues have been resolved, a Certificate of Occupancy will be issued, and thereafter, a moving permit will be issued when desired. No home will be occupied until both the county and the Property Control manager have granted final approval. (Addendum on page 27)
- E. Unscheduled inspections will be made to confirm that drainage problems are dealt with in a timely manner, cleanliness of the property is maintained, and no unforeseen adverse situations that are not in the best interest of the Fairfield Community are permitted.

VIII. FUTURE DEVELOPEMENT TRACTS

IX.

The rules below shall apply to all tracts noted as being part of the original deeds of Fairfield Plantation, but indicated on the original plats as "Future Development", which become an active part of Fairfield Plantation by virtue of action by the Board of Directors and the Declaration of Restrictions. These tracts shall be one acre or larger in size.

Fairfield Plantation Property Owners' Association Home Construction Regulations

Description of Materials

PROPERTY ADDRESS _____ VILLA RICA, GA. 30180

OWNER _____ PHONE _____

BUILDER _____ PHONE _____

Describe all materials and equipment to be used, whether or not shown on drawings, by placing an (x) in the appropriate block. If choice indicated for your materials is not described, inaccurate, or insufficient, then describe in Additional Information under the appropriate section, or in Miscellaneous, Item #17.

1. SITE

Public Sewer () Public Water () Well Pump () Total Electric () LP Gas () Septic Tank ()

2. FOUNDATION

Footing - Poured Concrete ()
Foundation Walls - Concrete Block () Poured Concrete ()
Slab on grade - Yes () Partial ()

3. BASEMENT AREA

None () Yes () Blasting Required - Yes ()
Open & Unfinished () Walls Studded In () Finished or Partially Finished ()

4. EXTERIOR WALLS

Brick Veneer () Cedar () Masonite () Field Stone () Redwood () Aluminum ()
Artificial Stone () Pine () Stucco () Vinyl ()

Other: _____

5. EXTERIOR FINISH

Finish will be: Natural () Painted () Stained ()

Color Name: _____ Mfg. _____ No. _____ (Some colors & pastel shades may not be acceptable). (See Section I, C)

Additional Information: _____

6. EXTERIOR TRIM

Material Finish: _____ Color Name: _____

Mfg. _____ No. _____

Fairfield Plantation Property Owners' Association Home Construction Regulations

Description of Materials

Continued Page 2 of 3

7. ROOF

Roof covering: Asphalt Shingle () Fiberglass Shingle () Metal () Cedar Shake () Cedar Shingle ()
Architectural Roofing ()

Color: _____

8. GUTTERS AND DOWNSPOUTS (required)

Galvanized iron () Aluminum () Other: _____ Color: _____

Splash Block () Underground Drains () Exit at: _____

Additional Information: _____

9. SMOKE ALARMS

Smoke Alarm () (at least 2 required -by bedroom doors strongly recommended)

10. HEATING AND COOLING

Heating System: Central forced Air Unit () Central Heat Pump () (no window units)

Fuel: Gas () Electric () Geo-Thermal ()

Other: _____

Cooling System: Central Unit ()

Fuel: Electric () Gas () Other: _____

Zoned system: _____ # Units _____ (no window units)

11. FIREPLACE

Number: _____ Conventional Masonry () Prefabricated () Brick Face () Stone Face ()
Spark Arrestor () (Required) Shroud ()

12. GARAGE (Minimum Double Garage required; may be large single door or two separate doors)

Door: Finish: _____

13. PORCHES AND DECKS (front, back or side)

Screened Porch () Open Porch () Concrete Patio () Wood Deck () (check all that apply)

Other: _____ Size ____ X ____ (front)

Additional Information: _____ Size ____ X ____ (back)

_____ Size ____ X ____ (side)

Fairfield Plantation Property Owner's Association Home Construction Regulations

Description of Materials

Continued Page 3 of 3

14. DRIVES AND WALKS

Drive surface: Concrete () Asphalt () Width: _____ ft. Length _____ ft.

Other: _____

Retainer Walls: _____

Additional Information: _____

15. LANDSCAPING

Lawn Sod: Front () Rear () Side () None () Approximate Square Foot _____

Lawn Seeded: Front () Rear () Side () None () Approximate Square Foot _____

A minimum of 15 evergreen shrubs at building perimeter (3 gallon size).

Additional Information: _____

16. LAKE WALL

Required () Not Required () * requires separate application and approval

Construction Material: Concrete () Rock () Rip-Rap () Block () Other () (See Lake Wall Policy)

17. MISCELLANEOUS

The construction shall be completed in compliance with the related drawings and above specifications. The above-described materials do not supersede Carroll County Construction Codes Requirements.

FAIRFIELD PLANTATION PROPERTY CONTROL COMMITTEE
Pre-Construction House Grading System
- Revision May 12, 2004 -

Address: _____

GENERAL: No house with fewer than 69 points will be approved. The Property Control Committee grade is the OFFICIAL grade. But, if you self-grade your proposal before submitting it, you can alter your plans to improve your chances of approval.

1. Heated, finished square footage (max 14)

<u>RANCH</u>	<u>SPLIT</u>	<u>2-STORY</u>	<u>POINTS</u>	<u>SCORE</u>
1400-1599	1800-1999	1800-1999	0	_____
1600-1799	2000-2199	2000-2199	6	_____
1800-1999	2200 +	2200-2399	8	_____
2000-2199		2400-2599	10	_____
2200-2399		2600-2799	12	_____
2400 +		2800 +	14	_____

2. Windows, and doors (max 13)

A. Front Windows -(minimum 5-0), excluding those counted elsewhere

<u>NUMBER</u>	<u>POINTS</u>
4 or less	0
5	1
6	2
7	3

B. Decorative windows and doors:

Stained, leaded, frosted, elliptical, fanlights, sidelights,
 or other (max 10) 1 ea

3. Roof, gables dormers and porches (max 44)

A. Pitch of main roof line (max 6)

6/12	0	9/12	4
7/12	1	10/12	5
8/12	2	12/12	6

B. Gables, dormers, bay windows (Must be intentional for decorative purposes, not a natural part of the house) (Max 14)

Number: _____ 2 ea

C. Tin or copper over bay window (Max 4) 2 ea

D. Roof Material: (Max 6)

Asphalt Shingle	0
Architectural Shingle	4
Metal	5
Cedar, terracotta, etc.	6

E. Covered Porches: (max 14)

Less than 80 square feet	1 ea
81-180 square feet	5 ea
More than 180 square feet	7 ea

4. Exterior of house: (Max 40)
 Front and back of house: (Max 30)
 By thirds, more than 100 square feet of material (max of 3 sections)
- | | | |
|--|---------------|-------|
| A. Decorative Vinyl, Wood, Cement Siding | 1 per section | _____ |
| B. Ornamental Stucco, | 3 per section | _____ |
| C. Rock | 4 per section | _____ |
| D. Brick | 5 per section | _____ |
- Sides of house: (Max 10)
- | | | |
|--|------------|-------|
| A. Decorative Vinyl, Wood, Cement Siding | 2 per side | _____ |
| B. Stucco | 3 per side | _____ |
| C. Rock | 4 per side | _____ |
| B. Brick | 5 per side | _____ |
5. Other (max 27)
- | | | |
|--|------|-------|
| A. At least 400 sq. ft. of sod in front | 5 | _____ |
| B. Sides and rear (at least 200 sq. ft.) (max 3) | 1 ea | _____ |
| F. Ornamental treatments: decorative vents, decorative columns or columns over 8" in diameter, fretwork, shutters, eye brows, fireplace shroud, chimneys, or other trim work (max 6) | 1 ea | _____ |
| D. Deck larger than 200 sq. ft. | 4 | _____ |
| E. Circular or decorative driveway | 1 | _____ |
| F. Rock or Brick retaining wall (minimum 10') | 1 | _____ |
| G. Brick, Rock, or Stucco mailbox (must submit drawing with house plan to count) | 2 | _____ |
| F. Building on two or more combined adjacent lots | 5 | _____ |

SUMMARY	MAXIMUM	TOTAL
Square Footage	14	_____
Windows and Doors	13	_____
Roof and Porches	44	_____
Exterior Finish	40	_____
Other	27	_____
TOTAL	138	_____

CONTRACT AND AGREEMENT

WHEREAS, _____, (hereinafter referred to as "Owner") has submitted plans and specifications to the Fairfield Plantation Property Owners' Association, Inc. (hereinafter referred to as the "POA") for a structure to be completed in Section _____ Lot _____, within the boundaries of the subdivision know as "Fairfield Plantation" located in Carroll County, Georgia, and;

WHEREAS, the Property Control Committee of the POA has reviewed the submitted plans and specifications and finds the proposed structure will meet the requirements as to suitability, materials, style and coloring as required by the covenants and restrictions of Fairfield Plantation, if constructed in accordance with the approved plans, and;

NOW THEREFORE, for and in consideration of the mutual benefits flowing among the parties hereto, the POA will retain in its' construction fund account, a Performance Bond in an amount of not less than \$2,500.00 paid by the owner for compliance of construction in accordance with the approved plans, specifications and approval of the structure by the Property Control Committee of the POA. The POA agrees to hold this Performance Bond until the structure has been completed and approved.

The Performance Bond is to guarantee that all work is completed in accordance with the plans and specifications submitted to and approved by the POA, that the work is done by skilled craftsmen, and that the quality of the finished product is sufficient. The Bond is to ensure compliance with all stipulations of the Property Owner – POA agreement. The Owner hereby agrees that this \$2500 Bond will be voluntarily forfeited to the POA if any of the following has occurred:

1. There is a failure to (substantially) complete the residence in accordance with the plans and specifications as approved by the POA within a six (6) month period, (not to exceed (9) months without written approval from the POA) beginning on the date of inspection of footings.
2. The POA has notified the Owner in writing that the Contractor is not constructing the structure in compliance with the plans and specifications, and the Contractor either cannot or will not correct the problem.
3. There are construction related citations issued against the Owner or the Contractor, for reason(s) to include but not limited to: insufficient or negligent erosion control; damage to roads; damage to lakes, golf courses or other amenities; or damage to structures or lots of adjoining property owners, and whether the Owner or Contractor failed or refused to comply with these citation(s).

FAIRFIELD PLANTATION
PROPERTY OWNERS' ASSOCIATION, INC.

OWNER:

By: _____
(Corporate Seal)

DATE: _____

DATE: _____

**PROPERTY CONTROL COMMITTEE
Construction Check List**

NOTE: All items listed below must be turned in at least TEN (10) days in advance of the meeting at which the house is to be considered. NO EXCEPTIONS! The Committee will NOT consider ANY house plans that fail to comply with all items.

Address: _____

Builder: _____ Owner(s): _____

Spec: _____ Presold: _____ Date Approved: _____

ITEM REQUIRED	DATE RECEIVED
Proof of Ownership	_____
POA Account Paid Up to Date	_____
Application Fee Paid (\$40.00)	_____
Grading Form Completed	_____
Owner/Builder Acknowledgement Form Filled Out and Signed	_____
Description of Materials	_____
Sub Contractor Form Signed	_____
Sub Contractor List	_____
Two (2) Plats (with house shown) signed by CCWA (see Section I, B) NOTE: Must show sewer lines and manhole locations, streets and right-of-ways	_____
Two (2) Sets of House Plans & Specifications (see section I, A) NOTE: Plans must be relatively clean and have clarity. Plans showing Excessive drawn in changes may be rejected for lack of clarity.	_____
Grading/Drainage/Erosion Control Plan (see section I, J) (Two (2) copies, one (1) returned to you)	_____
Erosion Control Checklist	_____
Landscape Plan (see section I, I) (Two (2) copies, one (1) returned to you)	_____
*Occupational Tax Number	_____
*New Construction Fee Paid (\$2,000.00)	_____
*Builder Liability Insurance (\$500,000.00 Minimum)	_____
*Builders Risk Insurance (\$100,000.00 Minimum)	_____
*Cash Performance Bond (\$2,500.00)	_____
Score Attained (from grading sheet)	_____

PERMIT NUMBER: _____

FAIRFIELD PLANTATION PROPERTY OWNER'S ASSOCIATION HOME CONSTRUCTION REGULATIONS

Subcontractor List

Contractor: _____ Month/Year _____
Phone # _____
Contractor Address: _____

Construction Address: _____

Grading _____

Gutters _____

Footings _____

Fireplace _____

Slab Walls _____

Decks _____

Framing _____

Driveways _____

Roofing _____

Landscaping _____

Plumbing _____

Seawall _____

Electrical _____

Miscellaneous _____

HVAC _____

Siding _____

Drywall _____

Painting _____

Flooring/Tile _____

Cabinets/
Countertops _____

CONTRACT AND AGREEMENT

WHEREAS, _____, (hereinafter referred to as "Owner") has submitted plans and specifications to the Fairfield Plantation Property Owners' Association, Inc. (hereinafter referred to as the "POA") for a structure to be completed in Section _____ Lot _____ within the boundaries of the subdivision known as "Fairfield Plantation" located in Carroll County, Georgia, and,

WHEREAS, the Property Control Committee of the POA has reviewed the submitted plans and specifications and finds the proposed structure will meet the requirements as to suitability, materials, style and coloring as required by the covenants and restrictions of Fairfield Plantation, if constructed in accordance with the approved plans, and;

WHEREAS, _____ (hereinafter referred to as the "Lender") has agreed to make a construction loan to the Owner, or a Contractor chosen by the Owner, for the purpose of erecting the structure, as approved on property within Fairfield Plantation, and;

NOW THEREFORE, for and in consideration of the mutual benefits flowing among the parties hereto, the Owner and the POA do hereby request the Lender to hold in its construction fund account on behalf of the Owner and the POA, Retainage in an amount of not less than \$2,500.00 to assure compliance of construction in accordance with the approved plans and specifications and approval of the structure by the Property Control Committee of the POA. The \$2500 Retainage shall be considered by the parties hereto as a payment and performance bond. The Lender agrees to hold this Retainage until it receives notice in writing from the POA that the structure has been completed and approved.

The Retainage is to guarantee that all work is completed in accordance with the plans and specifications submitted to and approved by the POA, that the work is done by skilled craftsmen, and that the quality of the finished product is sufficient. The Retainage is to ensure compliance with all stipulations on the Property Owner - POA agreement. The Owner hereby agrees that this \$2500 Retainage Bond will be voluntarily forfeited to the POA and that the Lender will write a check payable to the POA in the amount of \$2500.00 within fourteen (14) days after Lender received written demand for payment from the POA, if the POA certifies to the Lender, in writing, that any of the following has occurred:

1. There is a failure to (substantially) complete the residence in accordance with the plans and specifications as approved by the POA within a six (6) month period, (not to exceed (9) months without written approval from the POA) beginning on the date of inspection of footings.
2. The POA has notified the Owner in writing that the Contractor is not construction the structure in compliance with the plans and specifications, and the Contractor either cannot or will not correct the problem.
3. There are construction related citations issued against the Owner or the Contractor, for reason(s) to include but not limited to: insufficient or negligent erosion control; damage to roads; damage to lakes, golf courses or other amenities; or damage to structures or lots of adjoining property owners, and wither the Owner or Contractor fail or refuse to comply with which citation(s).

The POA shall send a copy of the demand made upon the Lender, to the Owner; said copy shall be by certified mail, return receipt requested.

The Lender agrees that it will not release the \$2,500.00 Retainage to the Owner or Contractor until notification of satisfactory completion has been received from the POA.

FAIRFIELD PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.

OWNER

By: _____
(Corporate Seal)

DATE: _____

DATE: _____

LENDER:
(Signature of Authorized Representative)

BY: _____
(Bank Seal) Bank Name

DATE: _____

Telephone Number of Bank

NOTIFICATION OF COMPLETION

WHEREAS, the structure on Section _____ Lot _____ has been satisfactorily completed in accordance with the plans and specification approved by Fairfield Plantation Property Owners' Association.

NOW THEREFORE, the Property Owners' Association does notify the Lender that the \$2,500.00 Retainage held by the Lender on the above property will not be claimed by the Property Owners' Association and may be released to the Owner or Contractor.

FAIRFIELD PLANTATION
PROPERTY OWNERS' ASSOCIATION, INC.

BY: _____
(Corporate Seal)

DATE: _____