

CONSTRUCTION DEPOSITS

\$1000.00 **refundable deposit** for current residents remodeling or making additions to their property, including but not limited to pools, outdoor kitchens, cabanas and the like.

\$2500.00 **refundable deposit** for new construction. All new construction will be required to place a construction deposit with BPOA for all NEW construction.

GENERAL RULES FOR CONTRACTORS AND SERVICE PERSONNEL

The following rules shall apply to all owners, contractors and service personnel while construction is being conducted within Brookstone subdivision:

1. All contractors and related personnel shall have a specific code assigned to access the subdivision for the duration of construction only. It is the responsibility of the home/lot owner to acquire such code from the Brookstone Property Owners Association. The home/lot owner is not to give out their personal code to any contractors or service personnel.
2. Contractor is required to keep the job site as neat and clean as possible. Trash and discarded materials, such as lunch bags, cans and odd materials must be removed daily. Stockpiling of trash or any material on adjacent lots or street is not permitted. If trash and debris on the job site becomes a noticeable problem, notification to any responsible party will be given by the BPOA to clean up the site within five (5) working days. If after the 5-day period the site has not been cleaned, BPOA may remove the debris and charge the property owner.
3. Mud/silt/debris-free-street and proper erosion control are the responsibility of the contractor. Silt fencing and matting at the entry drive sufficient to effectively keep the streets free of mud, silt and debris from the construction site must be properly installed and maintained during the period of construction. Elimination of vehicles tracking mud throughout the subdivision will be controlled by, and is the primary responsibility of the contractor. This rule will be strictly enforced.
4. It is the responsibility of the contractors to maintain drainage swales at all times.
5. Portable toilets are the responsibility of the contractor and should be located out of the right of way and sanitized regularly. Contractors shall provide adequate facilities for workers.
6. Vehicles are to be parked on one side of the street only or on the immediate site on which the contractor working, not on adjacent sites. Impeding traffic flow is prohibited. No vehicles may be left in the subdivision overnight. Construction equipment may be left on

the site while in use but must be kept off the street. Contractor assumes all liability for such equipment in case of theft, vandalism etc. Any damage to the shoulder of the road shall be repaired by the owner/contractor.

7. Washing any truck or vehicle on the street is not permitted. Concrete delivery trucks may be washed only on immediate construction site.
8. Operators of vehicles are required to see that they do not spill any materials while within the Community. If spillage does occur, it is the responsibility of the operator for cleanup. Failure to comply will result in BPOA charging the responsible party, as well as the owner and contractor. Report any spills as soon as possible.
9. Any damage to streets or curbs, drainage swales, street markers, mailboxes, walls, fences etc. may be repaired by BPOA and such costs billed to responsible contractor. This amount will be deducted from the Construction Deposit. If sufficient funds are not available, the balance will be charged to the home/lot owner after notice and opportunity to remedy.
10. If any telephone, cable TV, internet, electrical, water, or other utility lines are cut, it is the responsible party's obligation to report such an incident within 30 minutes of the occurrence.
11. Loud radios or noise will not be allowed within the Community. This is distracting to homeowners. Normal radio levels are accepted. Do not mount speakers on vehicles or outside of homes under construction.
12. Only bona fide workers are allowed on the property. No children will be permitted on the property.
13. No construction work will be allowed on Sundays. A reasonable construction schedule should be maintained as outlined below:

7:00 am-7:00 pm Monday – Friday and 8:00 am – 7:00 pm Saturday

Brookstone will seriously enforce these regulations. Notification of a violation will be sent to the responsible party and/or the property owner defining those items not in compliance. Upon receipt of the notification, the involved parties will have five (5) working days to correct the situation or Brookstone may take necessary action to correct the violation (in some cases immediate compliance will be required) and the levying of fines for each such infraction as determined by the BPOA. Those actions could include charging the property owner for the correction done by Brookstone, or in extreme cases, denying entry to contractors or personnel, thereby preventing work within the Community. Also, BPOA has created a schedule of fines for the violation of these Rules & Regulations and those found in the Restrictive Covenants and such schedule is available upon request.

These Rules & Regulations are designed to maintain the quality of life enjoyed by the owners of Brookstone Subdivision. The BPOA is charged with enforcing these Rules & Regulations and have the discretion to determine when violations occur and the appropriate enforcement action that is taken to remedy, or prevent further violations. The provisions of Article 8 Section 6, regarding the award of attorney's fees and costs shall be applicable to the enforcement of the Rules.