



Buck Spring Plantation Homeowners Association
PO Box 267
Littleton, NC 27850

Before requesting approval for construction and / or exterior changes to structure or property, please review the following rules and general regulation guidelines that follow:

CONSTRUCTION RULES AND REGULATIONS

BSPPOA has adopted the construction rules and regulations as specified below. In the event of omissions, directive, or language conflicts with Associations' "Restrictive Covenants" and/or "by-Laws", the "Restrictive Covenants" and "By-Laws" shall prevail and supersede these rules and regulations.

1. Prior to any, building site clearing, preparation, excavation and/or construction, the Owner shall submit a completed Architectural Review Form, building plans and the name of the contractor proposed by Owner to the Association's Board of Directors for review and subsequent approval. All outstanding property debts, i.e., Association dues, liens, assessments, and fees owed to the Association must be satisfied prior to the Board's approval of said construction plans.
2. The Owner is solely responsible for the activities and conduct of his general contractors, sub-contractors, assignees, and their respective employees, while they are within the property boundaries of Buck Spring Plantation subdivision.
3. A "silt fence barrier", constructed in compliance with all applicable codes, shall be installed and maintained throughout the construction process in a manner sufficient to protect Buck Spring Plantation (BSP) road systems, drainage ditches, neighboring properties, and the lake from "wash down". It is the Owner's responsibility to assure that the integrity of the "silt fence barrier" remains intact for the duration of the construction and property landscaping.
4. Sufficient gravel and culvert pipe(s) shall be installed and maintained in a manner as necessary to prevent the transfer of mud and dirt onto BSP road systems at all points of ingress and egress of the construction site and proper drainage from the property (16" reinforced concrete or 18" HDPE drainage pipe, 16'-20' length in 4' sections).
5. It is the Owner's responsibility to assure that a portable restroom facility (Porta John) is located on the construction site and regularly serviced for the duration of the construction process.
6. During and throughout the construction process, the Owner is responsible to assure that his contractor(s) maintain a reasonably clean construction site, and in a manner to prevent the transfer of debris from the construction site onto neighboring properties, the lake and BSP road system.

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