



# BUCK SPRING PLANTATION

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 Revision # 2 Adopted July 1 , 2023

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 NC DEQ Erosion and Sediment Control (E&SC) Program standards and Warren County Zoning 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 the integrity of the "silt fence barrier" and that it 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" DOT approved 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.

7. Storage of construction equipment and materials on BSP roads and road easement is prohibited.
8. Overnight parking of any contractor or sub-contractor owned or leased trucks, trailers, equipment, or personal vehicles is not permit on BSP roads and road easements.
9. The property/construction site shall not have more than one (1) sign of any nature, at any given time.
10. The property owner is required to provide and maintain a current list of his and/or her day and night contact number for the Association’s Board of Directors’ subsequent contact, should that contact become necessary during the construction phase. Day phone # \_\_\_\_\_  
Night phone # \_\_\_\_\_.
11. Upon violation of the Construction Rules and Regulations, the appropriately appointed committee of the Association shall notify the property owner of the violation and, at the discretion of the committee, provide a reasonable time in which the violation shall be cured. In the event the property owner fails to cure the violation within the required time frame, the Association shall impose a fine upon the property owner commensurate with the estimated cost of curing the results of the violation, which fine shall be due and payable within 10 days after the notification of the imposition of the fine. Failure to pay the fine by the property owner as aforesaid shall constitute a lien on the property owner’s property until the fine is paid in full.
12. In the event the property owner fails to cure the results of the violation and fails to pay the fine as imposed pursuant to the above, the Association shall have the authority to cure the results of the violation, which authority shall include the right of the Agents of the Association to enter the premises of the property owner for that purpose, and , if the cost actually exceeds the fine theretofore imposed, the Association shall notify the property owner of the actual cost of curing the violation, which shall be added to the fine imposed and the total shall constitute a lien on the property owner’s property as provided above.
13. The Association shall have the rights of all remedies provided by the laws of the State of North Carolina to enforce liens on real estate. The undersigned property owner(s) and contractor(s) acknowledge receipt of the Buck Spring Plantation “Construction Rules and Regulations” and agree to comply therewith.

\_\_\_\_\_  
Property Owner Date

\_\_\_\_\_  
Property Owner Date

\_\_\_\_\_  
Contractor Date

\_\_\_\_\_  
Property Identification (address or lot #)

\_\_\_\_\_  
Approved by Date

BSPPOA Board of Directors