



CHEROKEE RIDGE PROPERTY OWNERS ASSOCIATION

Guidelines for Contractors

The Cherokee Ridge (CR) Property Owners Association (POA) and Architectural Review Committee (ARC) have established the following guidelines for all Contractors and Sub-Contractors doing business in Cherokee Ridge.

1. **ARC Approval.** All new building construction or property improvements require prior approval by the ARC (home plans, all exterior modifications, fences, landscaping, pools, etc.).
2. **Builder Qualifications.** Each residential contractor in Alabama must be licensed as a Home Builder by the Home Builders Licensure Board (HBLB). All sub-contractors must have an Alabama State general license if total value of contract work exceeds \$10,000. A property owner may act as their own contractor as long as sub-contractors who are paid over \$10,000 are licensed and the completed home is occupied by the property owner for at least one year before the house is offered for sale.
3. **Builders Agreement.** Each Builder must have an approved and signed Cherokee Ridge Property Owners Association Builders Agreement on file with the POA and ARC.
4. **Building Code.** Each Builder must adhere to the minimum requirements of the Alabama State Residential Building Code 2015 (IRC 2015).
5. **Building Inspections.** The Town of Cherokee Ridge currently does not have a Building Permit process. Until a process is implemented, an independent licensed Building Inspector should be utilized to perform the minimum construction inspections required to ensure conformance with IRC 2015. Minimum inspections are: Slab and/or Footer Inspection, Rough Inspection, Energy Rough Inspection, Final Inspection. Copies of all inspection reports are to be submitted to the ARC, along with the corrective action status reports, at least 14 days prior to the real estate closing.
6. **Alabama State Labor Law.** No person under the age of eighteen (18) shall be on the job site unless they are legally employed in compliance with applicable provisions of Alabama Department of Labor child labor laws. Under no circumstance can anyone under the age of eighteen (18) be present on a job site during roofing operations. For additional details, consult the Alabama Department of Labor.
7. **Site Management Responsibilities.** The primary contractor is responsible for all activities on any lot for which CR ARC approval has been given. That responsibility includes ensuring all subcontractors receive and understand a copy of the Construction Rules and Regulations and has agreed to adhere to them while working in Cherokee Ridge. No Contractor shall be permitted to enter the Cherokee Ridge premises, for the purpose of engaging in any construction activities, until such time as said Contractor has signed a statement certifying that he has read the



covenants, understands them, and, on behalf of himself, his agents, employees, and subcontractors, agrees to be bound by and responsible for compliance with said covenants.

8. Contractor Identification. All contractors are encouraged to have a magnetic sign (minimum 12" x 16") attached to the driver and passenger side of all trucks which shows the name of the company, the company location and phone number.
9. Construction Hours. Construction activities are not permitted: (a) During hours of darkness; (b) After 12:00 o'clock noon on Saturdays; (c) On Sundays; or (d) On holidays designated by the POA (New Year's Day, Easter, Independence Day, Labor Day, Thanksgiving, Christmas). The Association may, however, enact reasonable rules to permit emergency repairs during these periods.
10. Best Management Practices. All Contractors and owners must exercise "Best Management Practices" as that term is defined by the Alabama Department of Environmental Management (ADEM) or as may be otherwise required by the POA/ARC. In all cases, it will be necessary to install silt screen material around the perimeter of all construction sites to the extent necessary to prevent loose material from washing off the construction lot. The Alabama Handbook for Erosion Control, Sediment Control, Stormwater Management and Construction Sites lists the best practices for silt fence as well as mulching or seeding and straw for large areas that have been without activity for 14 days.
11. Drainage. Surface drainage must be diverted to an approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls with a minimum grade of 6 inches within the first 10 feet. Required grading must ensure no drainage to any adjacent properties.
12. Construction Vehicles. During construction of any improvement, all vehicles involved, including those delivering supplies, must enter the building lot on the driveway only as approved by the POA/ARC and must be parked on the building lot where the construction is underway so as not to unnecessarily block the road, damage trees, paving, curb, gutter, or other improvement. No double parking or blockage of any driveways or mailboxes are allowed at any time. Trespassing on adjacent properties is prohibited. No construction vehicles are allowed to turn around or back into any resident driveway.
13. Construction Vehicle Inspection. All construction vehicles shall be subject to search or inspection by law enforcement personnel at the request of the POA. Such a search shall not be initiated unless there are reasonable indications of illegal activity within the Town of Cherokee Ridge. If the operator of any vehicle fails or refuses to permit such search or inspection, that operator shall not be permitted to reenter any Cherokee Ridge premises except with the unanimous consent of the POA members.
14. Construction Sanitary Practices. All construction sites shall provide reasonable access to an enclosed portable bathroom as specified by the Association. It is recommended that the facility



be located at a location at least twenty feet (20') from the edge of the street. Porta-Johns should be serviced regularly.

15. **Construction Debris.** During construction of any building, all building debris, stumps, trees, etc. must be removed from each lot as often as necessary to keep the building and lot attractive. Dumpsters on the construction sites must be contained on the lot and not on the street or shoulder. All trash should be placed in an on-site dumpster at the end of each workday. Dumpsters must be checked daily and emptied before any overflow of debris occurs. Do not leave garbage on the ground at any time on the construction site. In no case will debris be dumped in any part of the Subdivision, including CR dumpsters, unless prior written approval is obtained from the Committee, which approval will not ordinarily be granted.
16. **Street Cleanliness.** All vehicles shall utilize a gravel pad with geo-textile fabric underlayment to enter site and wash any mud off tires before entering the streets. Builder is responsible for keeping the street clean during the entire construction process. Builder is responsible for street cleanup once all construction activities are complete. Any dirt or gravel washed into the streets shall be promptly removed. If necessary, the streets must be washed to remove all dirt and loose gravel.
17. **Road Repairs.** The builder is responsible for any general repairs to the road that will leave the road in the same condition as before any construction began. This includes, but is not limited to, any resurfacing that may be required. All repairs should be completed within 30 days of completion of construction activities. Any damage caused to curb, gutter, or any other improvements during any construction on a lot shall be repaired within 14 days of the damage at the expense of the owner of said lot, in accordance with the requirements of the covenants. This includes, but is not limited to, any damage to a neighboring lawn, mailbox, cable, or utility interruption.
18. **Vehicle Speed.** Please abide by the speed limit of 25 mph in Cherokee Ridge.
19. **Noise.** Do not play loud music on any construction lot. Profanity is not allowed at any time.
20. **Property Damage.** Please be considerate to the residents of Cherokee Ridge. If residential property is damaged, please repair it asap but in no case shall damaged property be left unrepaired for more than 14 days. All repairs should restore the damaged property to its original condition.
21. **Non-Activity following Active Site Work.** Per Alabama Department of Environmental Management (ADEM), any cleared lot must be mulched or seeded and strawed if no activity for 14 days. Any vegetation growth on a lot cleared for construction must be maintained at a standard consistent with all other properties on the street where the lot has been cleared.
22. **Site Inactivity.** Once construction begins, Builder shall diligently and continuously pursue construction to maintain substantial progress. Under no circumstances can lots be left idle without notifying the POA and ARC of the reason and expected duration. No building site can sit idle for over 14 days without prior approval of the POA/ARC. If any lot has no activity for more



than fourteen (14) consecutive days, the lot must be cleaned, and all debris removed. The lot must be graded to remove any dirt piles and ensure there is no standing water. It must then be strawed and seeded. During the idle time, the lot must be maintained at a standard consistent with other properties on the street. Dumpsters and porta pots must be removed from the lot while idled.

23. Notice of Covenant Violations. The Cherokee Ridge POA and ARC do not intend to police the activities of builders and subcontractors doing work in Cherokee Ridge. However, there is a heightened awareness of all activities by property owners who expect strict adherence to the Cherokee Ridge Covenants. As issues are brought to the attention of the POA and ARC, we will inform the appropriate Contractor of the expressed concern via phone call, text, or email. If the issue is not addressed and repeat violations occur, a written Notice of Violation will be sent the offending Contractor via text or email.
24. Corrective Action. If it is determined that a builder is in violation of one or more of the Cherokee Ridge restrictive covenants, the Cherokee Ridge Property Owners Association (CR POA) Builders Agreement, or the requirements outlined in these “Guidelines for Contractors”, a written warning will be issued to the responsible builder. If the builder fails to take corrective action and remedy the violation within ten (10) business days, the CR POA will take appropriate corrective action to achieve the necessary compliance. The POA will bill the Builder for any expenses incurred in achieving compliance.
25. Repeat Violations of Rules and Regulations. The committee reserves the right, in the event any Contractor who, in the sole discretion of the POA, has indicated a pattern of ignoring the rules, regulations, covenants and/or restrictions of the covenants to bar entry of said Contractor to any point on the Cherokee Ridge premises. Any act or omission on the part of any employee or subcontractor of the contractor, shall be deemed to be the act or omission of the Contractor. The Committee shall maintain a list of contractors who have been denied entry to the premises which list shall be available to any Owner.

The Cherokee Ridge POA Board and ARC reserves the right to add to or subtract from this document on an as needed basis.

If you have any questions, please contact one of the following:

ARC Chair – Dusty McGee, (256) 200-0220, dusty.mcgee51@yahoo.com

POA Board - poa@cherokeeridgepoa.com



Approved by the Cherokee Ridge POA and ARC, December 2023.