

**HANSON HARBOR DIVISION 1 AND DIVISION 3
COVENANTS FOR CONSTRUCTION GUIDELINES**

In order to build a residence, garage or structure in Hanson Harbor, you must follow the building covenants for your division and plan accordingly to get approval from the Architectural Control Committee (ACC). This committee's function is defined in items: #3.3, 3.5 and 3.6 in "Declaration of Covenants, Conditions and Restrictions 1993 and will apply to both Division 1 and Division 3 decisions.

The ACC will require the following items for approval prior to and during construction for both Division 1 and Division 3.

LOCATION OF REFERENCE POINT ON LOT USED TO ESTABLISH THE FINAL ROOF HEIGHT MUST BE SHOWN TO ACC WHEN FOOT PRINT IS BEING STAKED PRIOR TO EXCAVATION!!!!

Declaration of Covenants, Conditions and Restrictions 1993- Doc #392242. (Division 3)

- #3.4 Content of Plans and Specifications.
 - #3.4.1 Dimensioned site plan.
 - #3.4.2 Dimensioned floor plan.
 - #3.4.3 Dimensioned exterior elevations.
- #3.9 Excavation.
- #3.10 Completion deadline. See #8 below for Division 1.
- #4.1 Using mobile home, trailer or RV during construction.
- #4.2 Lot uses.
- #4.4 Disposal of sewage.
- #4.5 Non-reflective roof material.
- #4.6 Height restrictions.
- #4.8 Size requirements and limitations.
- #4.9 Height of trees.

Hanson Harbor Schedule "A" for Division 1 Document #336167:

- #6 Living in trailer during construction phase.
- #7 Approval by ACC prior to any construction.
- #8 Completion time line.
- #9 Removal of trees for construction.

****Note: Height and building size conformity will be reviewed by ACC.****

GOOD NEIGHBOR CONSIDERATIONS

REFER TO CONVENANTS-WWW.HANSONHARBOR.ORG

Owner/Contractor is responsible for the following items. Contacts will be made with the owner in case of a problem. “Stop Work” may be used for non-compliance.

Community Requests:

1. **Provide Sani-Can** on site from start of construction until septic system is functional.
2. Provide **Garbage** cans or dumpster on site, used daily for litter and removed when full.
3. No loud Radio/Stereo **Noise** and worker **profanity** should be heard by others.
4. No **dumping** is permitted in community yard waste dump!!!
5. Please connect to the water system and use it to control dust during construction.
6. Please honor a construction start time of **7am** and end time of **10pm**.

County enforced:

1. Keep roads free of debris and equipment!
2. Please observe speed limits (20mph) by owner, guests and workers!
3. No building materials are to be left over nights on the roadway!

(updated 07/11)