



Construction Standards

1. A \$3,000 cash bond is required from the owner or general contractor prior to starting work. The owner or general contractor must replenish any amounts expended in the correction or enforcement of any notice within 72 hours to maintain the \$3,000 cash bond. The ARB has the right to enforce, correct, and collect for any damage or violation not in compliance with these guidelines, standards, rules, and regulations. This includes any legal or court costs.
2. All construction traffic must use the construction entrance designated by the ARB. All streets are to be free of mud and debris each day. The association will invoice builders or subcontractors who fail to comply. Failure to pay will result in a deduction of the cash bond.
3. Construction fencing, such as tree-protection and silt fencing, must be in place before the start of any construction. All fencing must be repaired and maintained at all times and must remain in place until final grading.
4. Utility runs within wooded areas must be in accordance with the approved permit plat. In some cases, electric, phone, gas, sewer, and water may have to be augured. Any tree within a protected area or designated for protection that has been damaged will be assessed by the ARB consulting forester, whose recommendations and assessment are final. Failure to comply with these actions or recommendations or failure to reimburse the ARB for costs incurred will result in forfeiture of the cash bond along with other remedies allowed by the CCR Bylaws and guidelines.
5. Any damage to landscaping, road edges, swales, ditches, or encroachment within the common open space or DROS must be repaired immediately. Failure to correct any damage or to maintain the lots and streets in accordance with the standards within 48 hours of notice from the ARB may result in deductions from the construction deposit.
6. No burning is allowed anywhere on the site in accordance with the City of Woodstock, Illinois ordinance.
7. Outside construction activities should be limited to the following hours:

a. Monday thru Friday	7 a.m. to 7 p.m.
b. Saturday	7 a.m. to 5 p.m.
c. Sunday	No work allowed
8. No equipment or materials can be stored outside of the designated storage area and in no case will any encroachment be allowed in the tree preservation zones, common open space, or DROS.
9. No hazardous materials of any kind can be used or stored on any lot.
10. The ARB has the right to deny the builder use of subcontractors or suppliers that have violated these rules and regulations more than two times in one year.
11. A dumpster and sanitary facilities are required for each job site. All job sites must be picked up daily, and loose and blowing materials must be contained at all times. Temporary sanitary facilities must be located at least 50 feet from the property line. Failure to comply will result in a deduction of the cash bond.
12. The Association has the right to amend or modify these construction standards and regulations at any time. Written notice or amendments will be given to each lot owner whose lot is under construction.
13. All construction activities must comply with the City of Woodstock building codes.

