

**Things to know when building in  
The Hills at Queens Gap**

**ARTICLE V**

Building Standards

The requirements of any improvement and the standards set forth below shall be enforceable by the Associations acting through the Executive board.

1. If damage and/or wear and tear to subdivision roadways are attributable to construction of any improvement, then the property owner for whose benefit the improvement was made will be liable for any costs of repair.
2. The term "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface; such as, but not limited to buildings, outbuildings, water lines, sewers, and electric and gas distribution facilities.
3. Any land disturbances must be stabilized promptly and permanently repaired in accordance with state and local regulations, and so as to prevent any off-site sedimentation.
4. Each residence to be constructed on a Lot shall have a minimum finished heated and cooled area of 1100 Square feet, with a minimum of 800 Square feet on the first floor or level of the home, built above the basement of the house

Exterior.

- Block, brick, rock/stone foundation. Exposed concrete or block must have stucco applied on or before completion of home.
- Wood, log, rock/stone, Stucco, brick, or fiber cement (i.e. Hardiplank), or any combination is permitted. Vinyl and aluminum siding are not permitted. Exterior of homes must be of earth tone colors.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pie-fabricated, metal or plastic outbuilding will be permitted. Outbuildings must be constructed of similar materials and colors as the home. Detached garages are permitted, but must be constructed of the same exterior material as the home.
- Roof-pitch must be a minimum of 6/12. This also applies to outbuildings and detached garages.

- No chain-link, barbed wire or other similar wire fencing allowed. All fencing must be constructed of wood, vinyl, stone or wrought iron. Contractor Responsibilities:
- Contractor must have proof of insurance; to include but not limited to automobile, workman's compensation, and liability insurance of no less than one million dollars.
- Contractor must provide one (1) portable toilet for each job site within the development
- The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
- Contractor must have proof of insurance; to include but not limited to automobile, workman's compensation, and liability insurance of no less than one million dollars.
- Contractors must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end of each working day.
- The Property Owners Association reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter Hills at Queens Gap Subdivision in route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck
- Contractor is responsible for actions of any/all subcontractors. This includes following all speed limits and rules of the association.
- Contractors/subcontractors are responsible for any cut, break or damage to underground utility caused by their negligence.

**Lot Owner Responsibilities:**

- Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.
- If the lot has been improved (built upon), then the owners of the improved lot shall maintain their lot (s) to neatly kept and mowed condition. All stumps, brush piles and debris shall be removed from lot (s) or hidden from sight from the roadways