

LAKE IN THE CLOUDS PROPERTY OWNERS ASSOCIATION

SCHEDULE B

NEW CONSTRUCTION BUILDING REQUIREMENTS

NOTICE TO BUILDING CONTRACTORS AND/OR HOMEOWNER HEREIN REFERRED TO AS "CONTRACTOR".

All the roads in the Lake in the Clouds East and West Development (LITC) are the responsibility of this Association to maintain. The Contractor must guarantee compliance to cover the cost of correction and repairs if the Contractor damages the roads.

1. No building permit from Lake in the Clouds Property Owners Association shall be approved or issued until an insurance certificate showing liability coverage is received by LITC.
2. A drain pipe of 8" or larger shall be installed at the road edge of the driveway to maintain proper drainage (Per Schedule A #4) .
3. When the residence and other improvements are completed, the Contractor shall notify the Building Chairperson requesting an inspection. The Building and Road Chairperson will then inspect the roads. If the roads are not left in satisfactory condition, the Contractor will be notified in writing of said repairs. Such repairs will be completed within 30 days of receipt of such notice. After said repairs are completed, the Chairperson will re-inspect the roads for compliance.
4. It is the responsibility of the homeowner that all dwellings should be exteriorly completed, under roof, and free of all debris six (6) months from the start of construction, as per LITC's Building Permit. A penalty of \$500.00 to the homeowner will be levied for each home not completed within this period. An additional \$500.00 fine will be imposed at the end of every six-month period until the home is completed.
5. Contractor shall be required to issue a copy of insurance certificate to the Association naming LITC as additional insured. LITC POA will not be liable for any damages or injuries incurred by Contractor at any time.
6. Operation of heavy equipment is allowed only Monday through Saturday, 8 a.m. to 7 p.m. There will be NO heavy equipment (trucks, backhoe, bulldozer, etc.) operated on Sunday or holidays.
7. All equipment must be removed after construction has been completed.
8. Contractors must obey the speed limit.
9. All trash and debris must be contained and removed from property within ten (10) days after completion of construction. In the event of any fire, township authorities will be notified, and a fine of \$500.00 for either violation will be levied.

10. As per Schedule A, #5, no sign shall be displayed on the land or on any improvements thereon offering the same or other property for sale, lease, or otherwise without the prior consent of the Association.

11. Spring Thaw Regulations, revised 2007, to reflect the PLANNED COMMUNITY ACT. L.I.T.C.P.O.A has adopted the following spring thaw regulations concerning community association roads. The purpose of this regulation is to protect the private roads of the community by limiting the weight of vehicles of more the ten tons in gross weight:
 - 1) such restriction shall be imposed on a week-by-week basis for an aggregate period. Not to exceed eight weeks during any calendar year.
 - 2) thaw condition shall be reviewed at least weekly.
 - 3) signs shall be posted at all entrances advising when and where such thaw restrictions are applicable.

In addition, the property owner as the obligation to repair any portions of the damaged road (s) to prior condition, or reimburse the Association for all costs to do same.