

PINE LAKES RANCH

AGREEMENT RE: CONSTRUCTION/ROAD IMPACT FEE and ROAD DAMAGE

(Revised February 2018)#2

The undersigned hereby agree(s) to be bound by this Construction/Road Impact Fee and Road Damage Policy set forth in the Pine Lakes Ranch Homeowners' Association Building Rules (Revised February, 2018) as follows:

The roads on Pine Lakes Ranch are gravel roads and, as such they are easily damaged during periods of wet weather. For example, common road damage requiring remedial grading and gravel replacement can consist of deep ruts and/or mud covering the road gravel near building sites. In order to minimize road damage due to construction traffic, the Pine Lakes Ranch Homeowners Association has defined the **Normal Construction Season as the period from June 1st through October 31st**, weather permitting. **Owners contemplating the use of PLR roads by heavy construction vehicles at other times, or during periods of wet weather, must receive prior specific permission from the PLR HOA directors, or their agents (Currently PLR Roads/Infrastructure Manager Charles Chambers 208-362-4361 or cell 208-866-2494**

ROAD DAMAGE:

The undersigned understands that he is (they are) responsible for all damage to Pine Lakes Ranch Roads caused by any party performing work on his (their) property, and that he is (they are) required to make his (their) contractors and subcontractors aware of this policy. For purposes of this agreement the term "Roads" will include the roadbed, fences, culverts, ditches, and cattle guards.

Frequently during and also upon completion of construction or improvement activities on your property, the Board of Directors of Pine Lakes Ranch Homeowners' Association and/or the Pine Lakes Ranch Managers will survey the Roads to determine what, if any, repair work is required as a result of inappropriate use of Roads by heavy equipment/vehicles during the time of construction or other improvement activities, and additional fees may be assessed.

ROAD IMPACT FEES:

For the additional maintenance of Pine Lakes Ranch Roads resulting from construction of any structure, or improvement activities on your lot, including, but not limited to, logging or thinning of trees, the following Road Impact Fees are in effect:

Category 1 - Up to \$25,000

Minor home repair, additions, remodels, wood sheds.

Logging, private driveway paving/graveling, well drilling and/or septic/drain field installation NOT in conjunction with home construction:

FEE - Normal Construction Season:- \$-0 - WORK MUST BE STARTED AND COMPLETED DURING THIS TIME

Outside Normal Construction Season:- \$250 - (or projects started prior to November 1 and not completed) - Non Refundable

Category 2 - \$25,001 - \$100,000 WORK MUST BE STARTED AND COMPLETED DURING THE NORMAL CONSTRUCTION SEASON:

FEE - \$500 - Non Refundable

Category 3 - More than \$100,001 and New Home Construction. WORK MUST BE STARTED DURING THE NORMAL CONSTRUCTION SEASON:

FEE - \$1,000 - Non Refundable

*****ROAD IMPACT FEE PAYMENT IS REQUIRED UPON SUBMISSION OF BUILDING OR OTHER PLANS. * * * *

In the event either party shall bring legal action to compel performance, or to recover for breach of any term or condition herein, the prevailing party shall be entitled to recover from the non-prevailing party costs and reasonable attorneys' fees incurred thereon.

Date: _____ Block(s): _____

Signature: _____ Name Printed: _____