

The Manors of Belleclave, Inc.
Application for Construction
(Compliance \$2,000.00 Deposit Required)

Application must be completed by Builder:

Date: _____

Homeowner: _____

Property Address: _____

Lot#: _____

Builder: _____

License Number: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Name of Project Manager: _____

I have read and agree to abide to the attached construction rules as set forth in the Covenants, Conditions and Restrictions of the Association. I understand as per Article III Section 5 special assessments may be applied for violations of these restrictions. This signed document along with a check payable to The Manors of Belleclave for \$2,000.00 should be mailed to P.O. Box 24917, Columbia, SC 29224.

Signature: _____

1. Applicability – These rules shall apply to all Lot Owners and builder, and any reference herein to an Owner shall also apply to the Owners builder and subcontractors. While on site at the Manors of Belleclave, all Owners shall abide by these rules and such other rules as the Manors of Belleclave Association, Inc., Architect, and/or the Architectural Control Committee may establish from time to time.
2. Clearing and Grading – In no event shall the owner allow any grading or cutting of trees on the lot prior to approval of the proposed house location by the Manors of Belleclave Architectural Control Committee. It is the Builders responsibility to grade lots in such a manor so as not to block any natural or man-made swales or drainage structures. Earth berms, hay bales, silt fence, mulch boards, grassing, gravel blankets and any other approved siltation and erosion control measures shall be installed prior to grading of all lots to prevent mud and silt from running off the lot onto the streets, lake/pond and any other adjoining property.
3. Construction Hours and Noise – All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 7:00 p.m. Monday through Saturday. Any construction activities conducted, or access to the community after these hours, must be scheduled with the Management Company, IPM Synergy (803-454-3064) twenty four (24) hours in advance. No loud radios or distracting noises will be permitted during construction.
4. Rubbish and Debris – In order to maintain a neat and orderly appearance at all times throughout the Manors of Belleclave, the following rubbish and debris rules must be strictly followed:
 - Domestic Refuse – at least one (1) trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exit is in the resident or on the lot must be place in the trash container. The Trash container shall be emptied regularly and its contents properly disposed of off the lot and outside of the community.
 - Exterior Construction Debris – all construction debris located on a lot outside the walls of a residence must be placed in a construction steel dumpster designed for construction debris. The container must be placed on the owner’s lot and not in the roadway. The container must not be allowed to overflow and be emptied on a regular basis. The contractor will ensure the container will not be dragged on the roadways causing any damage to the asphalt.
5. No Burning or Burial – Burning or burial of construction debris or vegetation is prohibited.
6. Excess Natural Materials – Excess plant matter, rock, topsoil, cement and similar materials must be removed from the community.

7. Street Cleaning – It is the responsibility of each Builder to keep the streets clean in front of the property on which he or she is building. No cleaning of construction equipment is allowed at any time on the property.
8. Materials Storage – No construction materials, equipment or debris of any kind may be stored on any street curb, sidewalk, or any other common areas of the association.
9. Trailers – No construction office trailers may be placed, erected or allowed to remain on any lot or in any other area in the community.
10. Completion of Construction – Construction of any improvements on any lot shall proceed consistently and diligently and shall be completed within one (1) year from the date of commencement of construction. The Association shall have the legal right to take appropriate legal action, whether at law or in equity to comply the immediate completed on any improvements or alterations not completed within eighteen (18) months from the date of commencement of construction.
11. Miscellaneous Practices – the following practices is prohibited at all times while on side at the Manors of Belleclave:
 - Changing oil of any vehicles or equipment.
 - Allowing concrete supplier and contractors to clean their equipment.
 - Carrying and/or discharging any type of firearms, except by law enforcement officials and security personnel authorized in writing by the Association.
 - Careless and thoughtless disposition of cigarettes and other flammable material.
12. Pets – Builder and Contractors personnel may not bring pets onto the property.
13. Speed Limits – The established speed limit with the community is fifteen miles per hour (15 mph) for all construction vehicles, and this limit be obeyed.
14. Property Damage – The Manors of Belleclave, Inc. at its sole option and discretion, may repair any damage to streets, drainage inlets, street lights, street markers, mailboxes, walls, fences, gates, etc. which costs of such repairs will be billed to the responsible owner. The Manors of Belleclave, Inc. may direct said lot owner/builder to repair any damage to any of the above mentioned property at the responsible Owners' sole costs. If any telephone, cable, T.V. electrical, water or other utility lines are cut, the party causing such damage shall (1) reports the matter within thirty (30) minutes to personnel at the Management Company and the respective utility company and (2) bear any cost incurred in connection with repairing such damage. All damages must be repaired in a timely fashion as determined the Manors of Belleclave, Inc, and in a professional workmanship manner.

15. Parking cannot be a hindrance to community traffic.
16. Landscape proposal must be submitted along with house plans to the architect.
17. Compliance Deposit will be returned within 60 days upon completion of lot improvement less any assessments for non-compliance related to but not limited to the above rules and the Covenants, Conditions and Restrictions of the Association.