



IRISH ACRES HOMEOWNER'S ASSOCIATION

NOTICE TO LOT OWNERS AND CONSTRUCTION CONTRACTORS

Be advised Section 5.3.8 Construction on Lots states, "All exterior construction and landscaping of any Dwelling Unit shall be completed before any person may occupy the same. All construction on any Dwelling Unit shall be completed within twelve (12) months from the issuance of the building permit for that Dwelling Unit. All construction on any Lot shall be at that Lot Owner's risk and that Lot Owner shall be responsible for any damage to Common Areas, utilities, public rights of way, sidewalks, or curbing resulting from construction on such Lot. Repairs of construction damages must be made within thirty (30) days".

THE FOLLOWING NOTICE OF VIOLATION AND FINE PROCESS WILL BE UTILIZED ONLY WHEN REQUIRED:

1. This executed notice will serve as an acknowledgement by the Lot Owner and Contractor that they are aware of the above outlined allotted time frame for completing **all** construction on any Dwelling Unit; providing for the Lot Owner/Contractor to request a one-time ninety (90) day extension; and/or a one-time one hundred eighty (180) day extension, if needed; and, imposition of fines if allotted time frames or extensions granted for completing construction are not met.
2. The executed notice will be considered a "required document" for ARB Review.
3. It is expected by the HOA that the Lot Owner and their contractor will do everything possible to complete said approved construction within the allotted twelve (12) month time frame outlined in Section 5.3.8.
4. If it is determined, at least one (1) month prior to the end of the twelve (12) month time frame that all construction will not be completed within the allotted time, the following **must be** provided to the HOA by the Lot Owner and Contractor:
 - a. A written explanation as to why construction will not be completed within the allotted twelve (12) month time frame.
 - b. Provide a new deadline for completing construction that does not exceed either a one-time additional ninety (90) day extension; and/or a one-time additional hundred eighty (180) day extension from the original twelve (12) month time frame. Total allotted time for completion not to exceed either three hundred sixty-five days; or, four hundred fifty (450) days; or, six hundred thirty-five (635) days.

- c. The HOA will grant both, if requested, a 180-day extension and one 90-day extension for completing construction from the original twelve (12) month allotted time frame.
 - d. If construction is not completed by the original twelve (12) months with the additional ninety (90) and/or (180) day extension time frame, then fines will be imposed as outlined in Section 5. a or b outlined below.
5. If construction is not completed within the original twelve (12) month allotted time and **no** written request for a ninety (90) and/or (180) day extension is received by the HOA, then fines will be imposed as outlined below.
- a. After twelve (12) months from the date of the building permit, with a ninety (90) day and/or (180) day extension, a fine in the amount of \$50 per day the project is not completed will be imposed until the HOA is officially notified in writing by the Lot Owner and Contractor that all construction and improvements are completed.
 - b. After twelve (12) months with **NO** extensions requested, a fine of \$100 per day the project is not completed will be imposed until the HOA is officially notified in writing by the Lot Owner and Contractor that all construction and improvements are completed.

*****The additional one hundred eighty (180) day extension is temporary and is being permitted by the HOA due to delays contractors are experiencing in obtaining building materials/supplies. The additional 180-day extension will be removed at some point from future notices when building materials/supply delays improves, however, this executed Notice will be honored as outlined. *****

THIS ACKNOWLEDGEMENT STATEMENT HAS BEEN PREPARED AND WILL BECOME PART OF THE "REQUIRED DOCUMENTS" FOR THE ARB REVIEW REQUEST SUBMITTED FOR THE FOLLOWING BLOCK/LOT:

BLOCK/LOT # _____

**THIS NOTICE HAS BEEN ACKNOWLEDGED BY LOT OWNER _____
AND THEIR CONTRACTOR _____ ON THIS ____ DAY OF
_____, 20 ____.**

LOT OWNER - SIGNATURE

CONTRACTOR - SIGNATURE