



CONSTRUCTION APPLICATION DEPOSIT & AGREEMENT

Carter Plantation Community Association, Inc. Springfield, LA

CONSTRUCTION LOCATION:

_____	_____
Neighborhood	Submittal Date
_____	_____
Address	Lot Number
_____	_____
	Owner

CONTRACTOR INFORMATION:

_____	_____
Name	Contact
_____	_____
Address	LA Contractor License Number
_____	_____
Office Telephone	Office Fax
_____	_____
	Mobile

CHECKLIST: (Initial)

2 Sets of Construction Drawings _____ New Construction _____ Addition or Improvement _____
 Other _____

\$2,500 Construction _____ \$600 ARB Fee _____
 Make check payable to Carter Plantation Community Association

Check Number & Date: _____

Portable Toilet _____ Dumpster _____ Temporary Power Pole _____
 (25' from street) (15' from street curb)

INSPECTIONS:

First: Site Clearing	Submit tree protection plan of all clearing within the building setback lines. All golf course lots must obtain permission of the Carter Plantation Owner to remove any trees within 30' of the golf course.
Second: Foundation	Schedule prior to pouring slab. Provide a copy of the foundation survey indicating the location of the slab forms, setbacks lines, property lines, etc...
Third: Final	After improvements are complete, landscape is installed and the ARB receives a written request to inspect and refund the Construction Deposit.

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Date

Neighborhood

Lot Number

AGREEMENT:

I, _____, as the Owner, and

I, _____, as the contractor for the above stated Lot and this construction project acknowledge and agree that the Construction Deposit is to be held in order to insure that the improvements will be constructed in accordance with the plans and specifications which have been submitted and approved by the Carter Plantation Architectural Review Board (ARB) with respect to this construction project.

We further understand and agree that:

1. We have a copy, have read and understand the Declaration of Protective Covenants and Restrictions for Carter Plantation Community (Declaration), the Architectural Criteria and Design Guidelines Manual from Carter Plantation Community (Manual) and the General Rules for Contractors and Sub-Contractors for Carter Plantation Community.
2. We are responsible for completing the project as described under this application and by the drawings and specifications submitted to and approved by the ARB within one (1) year of the issue date of the building permit.
3. We will maintain a clean construction site at all times, install a Carter Plantation Job Site Sign, place a commercial dumpster on site and place a portable toilet on site all in compliance with the Declaration and manual for Carter Plantation.
4. We are responsible for the conduct of all workers performing services on this Lot and/or within Carter Plantation development under this application. All construction work will take place between the hours of 7am and 7pm, Monday through Friday and 8am and 5pm on Saturday. No construction work is allowed on Sundays or national holidays. All workers must wear shirts and shoes when on the job site. Loud music or disturbance of property owners, guest or golfers is not allowed. No fires or burning of construction debris is allowed.
5. We will submit all proposals for exterior changes prior to implementation of those changes. Failure to do so may result in an ARB fine.
6. We understand that the Construction Deposit will be held in a non-interest bearing account and will be returned, without interest, after passing the ARB Final Inspection for this application. Any monies paid out per the Declaration and the Manual by the ARB or the Carter Plantation Community Association, Inc. for the correction of changes not approved by the ARB, the cost of work necessary to improve the appearance of untidy sites, or the cost to repair any damaged to the street rights or ways, streets, street signs, mailboxes, vacant lots or utilities will be deducted from the deposit prior to a refund.
7. The ARB review and approval is limited to the requirements as outlined in the Declaration and the Manual. The ARB approval does not relieve the Lot Owner or his Contractors from any other responsibility for compliance with all municipal, parish, state or federal laws that may be applicable. The ARB approval does not constitute and opinion or representation by the ARB that the plans and specifications of this application comply with the municipal, parish, state or federal requirements or laws.

This Application Deposit & Agreement made this _____ day of _____, 20_____

By _____ and _____
Owner Contractor

Application accepted by the ARB this _____ day of _____, 20_____