



ROAD USE PERMIT FOR CONSTRUCTION (RUPC)

All roads within the Rock at Jocassee are private roads that are owned and maintained by The Rock at Jocassee Property Owners Association (POA). All lot owners pay annual dues that are used to pay for maintenance of the roads. Owners and their contractors may use the roads for the construction of a building on a lot; however, a Road Use Permit for Construction (“RUPC”) must be obtained before any construction takes place. No bulldozing or clearing may take place until an RUPC has been obtained.

The RUPC will not be issued until the Owner makes a deposit of \$1,000.00 with the POA. The POA will hold the deposit until such time as the construction on a lot is complete. The purpose of the deposit is to defray the cost to repair any damage to the roads that occurs because of construction activity on a lot.

When construction is complete, the Architectural Committee will inspect the road(s) used during construction. If the road(s) have been damaged (beyond normal wear and tear) the RUPC deposit shall be used to cover the cost of repairs. If the Architectural Committee determines that the road(s) have not been damaged, the deposit shall be returned to the Owner. The Owner is responsible for the total cost of any repairs required on the road(s) because of construction activity as set forth in the Rules and Regulations that are attached hereto.

RUPC to be required only after the Architectural Committee has approved the submitted house plans.

By signing below, the Owner and Contractor verify that they have received a copy of the RUPC and the Rules and Regulations attached.

Owner _____ Date: _____

Contractor _____ Date: _____

Property Owner Name _____ (Printed) Property Lot # / Section _____

Telephone #: _____ Email Address: _____

Payment confirmation information:

Name on Card: _____ Zip Code: _____

Card #: _____ Security Code: _____

Check #: _____ Date: _____ Bank: _____

Cash to be held by The Rock POA Treasurer



ROAD USE AND CONSTRUCTION RULES AND REGULATIONS

The following rules apply to all contractors and service personnel while in The Rock at Jocassee. Failure to comply with these rules could result in fines and/or being barred from further access to the property.

HOURS OF OPERATION:

- Work hours are from 7:00 a.m. to 6:00 p.m. Monday - Saturday.
- Prior Architectural Review Committee approval is required to work on Sundays or holidays.

SITE CONDITIONS:

- Lots and construction sites must remain clean of all trash, and unsightly weeds routinely cut back. Dumpster(s) must be onsite by foundation completion. Trash that must be removed by Architectural Review Committee will be billed to the Owner at cost plus 10%.
- An adequate mud matt must be maintained throughout construction to prevent vehicles tracking mud onto the roads. The contractor shall clean the roads daily if necessary.
- Construction materials are to be neatly stored on site. Construction materials must not be placed on or at the side of the road or on adjacent lots. All roads are a minimum of 40 feet in width, 20 feet each side of the centerline.
- Silt fences, regardless of code requirements, must be installed to keep sediment from coming off the lot, and be cleaned out regularly. Fences should be supported by metal posts and wire, and the bottom buried to prevent silt washing under the fence.
- Offensive construction activities, wind-born dust, and debris must be screened from adjoining property.
- No burning is allowed. This includes, but is not limited to, brush piles and burn barrels.
- Loud radios or other noise unrelated to the construction will not be allowed.

ROADS:

- There will be no washing of any trucks or equipment on the roads. Concrete delivery trucks may be washed on site.
- Any damage to roads, drainage inlets, road signs, walls, etc., will be repaired by the Architectural Review Committee and billed to the Owner at cost plus 10%. The deposit paid at the time the RUPC is issued is **not the maximum amount** an Owner may be charged. All costs associated with the repair of the road(s) will be charged to the Owner plus 10%.



- Road spills should be avoided. However, if spillage occurs, operators are responsible for cleaning up. Clean-ups done by Architectural Review Committee will be billed to the responsible party at cost plus 10%.
- Roads and Parking. The roads of The POA are never to be used for parking, staging, storage or off-loading of equipment. Construction equipment is not allowed on the roads. Sites must make allowances for storage of construction equipment and materials on site. Any damage to the roads will be repaired and billed to the Owner. Trespassing onto adjacent lots without the express, written consent of the owner is prohibited.