

COCHRAN HOLLOW HOMEOWNERS ASSOCIATION CONSTRUCTION GUIDELINES

All Lot Owners are to comply with the following guidelines as adopted by the full membership of the Cochran Hollow Homeowners Association as of May 17, 2004. Prior to commencement of construction on each lot, lot owners are required to post and maintain a \$1,000 deposit with the Association management company. Deposit shall equal \$1,000 at all times construction activities are underway. Notice of violations will be sent through the Association management company to the affected Lot Owner. Compliance will be expected within 24 hours of receipt of violation notice. Should the Lot Owner fail to comply, the Association will retain the right to satisfy any violation condition and assess the Lot Owner a fine of \$200 plus any and all direct costs of correcting the violation should such correction be more than the assessed \$200. Should the deposit become depleted and not be replenished, then construction is to cease until the deposit is again posted with the Association.

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| Construction hours | 7:00 am to 7:00 pm |
| Days of week | Monday through Saturday |
| Gate access | Builders/contractors are NOT to release codes Gates may be open at 7:00 am, close at 7:00 pm by prior arrangement |
| Worker restrictions | Workers are only to enter when gates are open Vehicles are not to unreasonably restrict access on streets, to mailboxes or trash receptacles Music to be kept at reasonable levels or turned off if disturbing to adjacent low owners |
| Site maintenance | Trash on lots to be picked up daily and properly disposed of Construction debris to be kept in container and emptied promptly when full Container to be on the lot and not in the street Area bordering street to be swept once per day, with particular attention to removal of sharp objects such as nails and screws Lots under development to have proper erosion control fences and devices in place at all times Builder/contractor responsible for providing proper utilities and facilities during construction (electricity, water, porta-potties, trash container, etc.) Builder/contractor responsible for securing premises at end of work day |
| Damages | Damages to street, gate, landscaping, adjacent properties, etc. are responsibility of the Lot Owner, whether caused by construction workers, delivery vehicles, etc. Damages are to be reported to management within 24 hours of occurrence |

Architectural Control

Building plans, and any changes or revisions, should be submitted to the Architectural Control Committee. Current members are Charles Hardy (#16 Cochran Oaks) and Linda Jordan Hobbs (#24 Cochran Oaks).

Management

Alternative Management Systems
Attention Meg Rohrt
P. O. Box 781161
Dallas, Texas 75378-1161
214-904-8250/214-904-8241 fax

Applicable projects

Any construction, reconstruction, addition or modification to a lot which will involve delivery of material and disruption and/or interference in residents' use and enjoyment shall be considered subject to these guidelines.

Procedure

An initial warning of the violation will be sent to the Lot Owner by certified mail and/or electronic mail. Lot Owner will have 24 hours after receipt of the notice in which to correct the violation.
If violation is not corrected, the Association reserves the right to correct the cited problem with the applicable charges being assessed to the Lot Owner.
Repeat occurrences of the same violation shall be subject to an automatic levying of a fine as stated.
If there are multiple violations cited over any thirty day period, the Board of Directors at its discretion may levy additional penalties.

Revised 07/05