

## **Contractor Requirements When Working for Residents in Heritage Grand**

Homeowners often select and contract with individuals or companies to perform construction services. Homeowners will be held responsible for incurred community damages or improper actions resulting during/from their project.

### Compliance Responsibility:

Individual homeowners are financially responsible for ensuring that the contractor they hire abides with the following requirements while working within the Heritage Grand community.

**As a method for attaining contractor compliance (or assigning contractor liability), it is suggested that homeowners obtain two copies of this document and give one copy to the contractor they hire. After discussing the document's contents to obtain common understanding, the homeowner might retain an initialed copy in case issues arise during or after the project.**

The "prime contractor" should be informed that they are being held responsible that all their subcontractors also comply with these provisions.

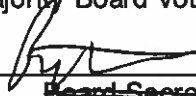
Copies of this document are available at the clubhouse desk.

### Specifics:

1. Contractors are responsible for meeting all applicable laws including local, state, and federal (such as Environmental Protection Agency) and obtaining any applicable permits.
2. The Contractor's scope of work is limited to that approved by the Association (either through the Architectural Review Committee (ARC) or directly by the Board). Changes that deviate from the approved work must be resubmitted for approval prior to the changed work being started.
3. Work must be performed within the hours of 7:00 am and 7:00 pm (gate hours) unless a written exemption is provided by the Board.
4. The Contractor may advertise on Homeowner's property but only while performing the work and advertising is restricted to a small (realtor-sized) sign. (Labeling/signage on equipment is exempt.)
5. Contractor access to the homeowner's work site is limited to that homeowner's property via the home's front street. Contractors are not allowed access through common fences without prior Association permission. No access will be allowed under any circumstances through Heritage Grand perimeter fences.
6. Any damage done to Heritage Grand common property and/or neighboring property (as examples but not limitations: yard ruts, damaged grass, drainage swale damage, damaged fencing, streets or curbing, etc.) shall be restored to the original condition as determined by the Association and/or neighbor at the property owner's expense.
7. Contractor may not alter the original drainage plan of the site unless this was a part of the approved scope of work.
8. Dumping or cleaning of cement trucks or paint is not allowed anywhere within Heritage Grand. In addition to cleanup and administrative costs being levied for this type violation (see the Declaration for specific processes and authorities), additional fines and penalties as specified by Fort Bend Co. or other government agencies may also be levied.
9. The burning of construction material, debris, and other scrap anywhere within the Heritage Grand community is strictly forbidden.
10. The work site shall be kept clean. The Homeowner (typically through Contractor assignment) is responsible for all trash and debris being picked up daily and removed promptly. No dumping within Heritage Grand is allowed.
11. Contractors are responsible for immediately cleaning mud, dirt, nails, etc. from community streets. Waiting until end-of-workday or end-of-job timing for this cleanup is a violation of this requirement.

12. Residential traffic flow must routinely be maintained past the worksite except the short period when project vehicles are being parked/relocated. Restricted traffic flow managed by the Contractor's flagman is permitted for short periods of time such as when concrete mixers are being unloaded. When Contractor has several vehicles arrive at site, they should all park on the same side of the street to avoid constricting traffic. Neighboring driveways must never be blocked without prior neighbor approval.
13. No building materials or equipment may be left on the residential street overnight. Contractors may request a vehicle parking permit from the clubhouse for locating equipment at that parking lot under certain circumstances and when the parking space is not otherwise needed.
14. The Homeowner's driveway may be used for dumpster storage or as a laydown area only during the period as allowed by the Association's specific application approval. If necessary a timing extension may be requested through staff at the clubhouse desk.

This "Architectural Review Committee Information" guideline component was ratified by majority Board vote on July 11, 2022.



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~~Board Secretary~~  
VILE PRESIDENT