

**LANTERN COVE**  
**Guide To Primary Contractor For Building**

In order to maintain the quality of living in our community there are covenants and restrictions we abide by to make our community a wonderful place to live. It is the responsibility of the homeowner to inform you of our policies. To assist the homeowner the Architectural Committee has prepared this document to help explain the basics required from you as the Primary Contractor during the construction process. Please pass this information to your sub-contractors.

Although it is the responsibility of the homeowner to assure the covenants and guidelines are followed, you, as the builder, have an equal responsibility to the homeowner to make sure they do not have any concern about infractions. Violations can result in fines to the homeowner and delay the construction process. You are the one that has control over your sub-contractors and their actions; please insure they are aware of items that pertain to them.

Most of our policies are just reasonable common sense and promote good relationships between neighbors. Please help us maintain the neighborhood as a beautiful place to live.

**A COPY OF YOUR GENERAL LIABILITY CERTIFICATE MUST BE PROVIDED  
FOR OUR FILES**

**READ AND INITIAL EACH OF THE FOLLOWING. SIGN AND RETURN THIS GUIDE.**  
An additional copy will be given to you to keep and share with your sub-contractors.

- The plans have to be approved in writing to the homeowner by the Architectural Committee.
- Construction on the home must start within 30 days of excavation.
- All excavation debris must be hauled away.
- As soon as the work grade is set, a port-a-potty must be maintained on site. As soon as the foundation and slab work is complete a dumpster or large trash receptacle must be maintained on the job site.
- Trash and construction debris must be picked up and disposed of in a proper manner. Do not allow more than one weeks debris to be piled around the lot. Trash that might be blown away from the job site (paper, sacks, etc.) is to be picked up daily. Remember a dumpster or trash receptacle is required, please use it.
- The areas where vehicles will be driving in and out must be adequately graveled to keep the paved road free of mud.
- It is the primary contractor's responsibility to govern his or her sub-contractors and suppliers.

- There are neighbors and children that use the roads for walking and biking. Please help keep our roads safe.
- When using heavy equipment make every effort not to damage the roads. Any damage during your construction project must be repaired by you.
- Erosion control during construction is important to the community, Brazos County and the State of Texas. Please use appropriate erosion control measures, as required by Brazos County and TCEQ.
- Work hours will be posted by you on the job site. Specifically 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. **NO WORK ON SUNDAY.**
- Noise levels shall be kept within reason. If your sub-contractors use radios, please keep the volume down so neighbors will not be disturbed.

The Architectural Control Committee is sensitive to the problems contractors have in building a quality home. We will work with you to help the construction project flow as smoothly as possible. If you have any questions or problems please contact a member of the Committee.

By signing below I certify I have read and understand this document.

CONTRACTOR'S SIGNATURE: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_