

## Kentmoor Property Owners' Association Construction Agreement

Subject Property \_\_\_\_\_

Property Owner \_\_\_\_\_

E-mail \_\_\_\_\_ Phone \_\_\_\_\_

Builder/General Contractor \_\_\_\_\_

E-mail \_\_\_\_\_ Phone \_\_\_\_\_

We are pleased that you will be building or remodeling in Kentmoor and the Kentmoor Property Owners' Association appreciates the opportunity to review your construction plans. The proposed investment in your property will enhance our beautiful neighborhood and is acknowledged and greatly appreciated.

The KPOA works in conjunction with all Bloomfield Township departments pertaining to new construction/renovation to ensure compliance with all building codes and ordinances. Therefore, it is hereby acknowledged that construction pertaining to the above indicated residential property is subject to all Bloomfield Township building/planning ordinances as well as all Kentmoor Property Owners' Association deed restrictions and expectations, including, but not limited to, the following:

- Builder and all contractors shall adhere to Bloomfield Township's noise ordinance pertaining to construction and shall limit **work hours** on the project to **7 a.m. – 6 p.m. Monday-Saturday**. No exterior work or noisy interior work is to be done on Sundays, any legal holiday or after 6 p.m. Monday-Saturday.
- All **trees and/or natural vegetation** to be removed to accommodate construction must fall within the guidelines of the Bloomfield Township tree ordinance, per KPOA deed restrictions. Replacement trees and all permanent vegetation must be installed, per ordinance, prior to the final building inspection.
- **Notice of demolition** is to be provided to the KPOA upon receipt of a demolition permit and/or at least five days prior to the commencement of demolition.
- **Proper erosion controls** are to be installed on the entire site and must be inspected and approved by the Township Building Division prior to issuance of a building permit. Erosion controls shall be maintained at all times throughout the construction period and/or until permanent landscaping has been installed.
- Proper and **adequate trash receptacles** are to be located at the building site prior to the start of construction. Such receptacles must be maintained and emptied on a regular basis to ensure that all forms of litter (including water bottles, coffee cups and lunch waste) and all building debris is thoroughly cleared from the site and in the receptacles at the end of each work day.

- A **driveway base** for a proposed driveway, which is wide enough to allow ingress and egress of construction equipment to the building site, shall be installed. The driveway base must be in place and inspected by the Township's Building Division prior to the issuance of a building permit. The access drive must be continually maintained throughout the construction process.
- The construction **site must be maintained in a safe and secure manner**. Builder and all contractors are reminded that there are many children in the neighborhood. To prevent accidents and guard against potential theft of tools or materials, please secure your site at the conclusion of each work day.
- **Road maintenance** is required for all neighborhood roads utilized for ingress and egress to the building site. Spills that are deemed dangerous to traffic shall be cleaned up immediately. Mud, dirt or other debris in the road and/or at the building site must be cleaned at the end of each work day.
- Neighborhood roads in the paved portions of Kentmoor were replaced in 2015 and builders/contractors are required to **repair any damage** to roads, neighboring lots or neighborhood common areas caused by construction equipment.
- **Burning**, of any nature, is prohibited in Bloomfield Township. Builder and all contractors are expected to be cognizant of air quality surrounding the construction site at all times and to take necessary steps, per OSHA, to minimize airborne dust and pollutants.

Per KPOA deed restrictions pertaining to reasonable and agreed upon time frames for construction, please indicate the following:

- Anticipated start date for lot preparation \_\_\_\_\_
- Anticipated start date for construction \_\_\_\_\_
- Expected project completion date \_\_\_\_\_

Signed \_\_\_\_\_ for subject property

Date \_\_\_\_\_

Witnessed by \_\_\_\_\_ for Kentmoor Property Owners' Association

Date \_\_\_\_\_