

ROAD MAINTENANCE BONDS

When an Owner desires to make external modifications to an existing structure or construct a new structure upon said owner's lot within Rockland Creek Estates Subdivision, the Owner shall submit to the Construction Coordinating Committee (CCC), along with plans and specifications for the external modifications or new construction (including sheds), a road maintenance bond executed by the Owner, along with a check payable to the Association as surety for the road maintenance bond. The Association Treasurer shall retain the surety deposit until the repairs are completed. The amount of the check will vary as follows:

1. New Construction of house - \$1,000
2. Addition of floor space to existing house - \$500
3. Minor exterior construction such as a shed with concrete floor or other construction requiring delivery of concrete - \$100
4. Other construction, such as fencing, deck modifications, sheds without foundations or footings, screening in areas of deck, etc. will not require a bond.

The road maintenance bond shall provide for inspection of the roadways leading to the lot upon which work is to be performed before work commences. The initial inspection shall be scheduled with the CCC or Road Maintenance Committee before work begins. The area of concern will be limited to the length of road surface equal to the lot front footage plus one hundred feet in both directions. In the case involving a cul-de-sac, the entire cul-de-sac will be included as a minimum. The Owner shall notify the CCC immediately upon completion of work, and be responsible for coordinating the inspection, which shall occur within fifteen (15) days of the date of notification. The inspection shall be conducted by the Owner, general contractor and a representative of the CCC or Road Maintenance Committee. If an inspection is not scheduled as required above, the Road Maintenance Committee shall perform the inspection and document the results to the CCC. In this case, the Owner forfeits all rights to dispute the results of the inspection.

Upon completion of the inspection, the CCC shall notify the Owner, in writing within fifteen (15) days, of any damage to the roadways, or materials remaining upon roadways due to construction (mud, construction materials, etc.) If there is any damage, the notification shall include a cost estimate of the repair.

Repairs of any damage to the roadways shall be accomplished by the Homeowners Association to pre-existing standards while accomplishing normal road maintenance in the time period between Spring and Fall. In the event the Owner fails within sixty (60) days of the date of notice

to remove identified materials, the CCC shall have the authority to order the materials removed and to use the monies held under the road maintenance bond for payment for said services.

In the event that repairs may be corrected for less than the amount of the road maintenance bond, the balance shall be returned to the Owner. In the event that it costs an amount greater than the amount held as surety, the Owner shall be liable to the Association for such additional cost.

Adopted by RCHA Executive Board June 15, 2005

Amended by RCHA Executive Board on July 27, 2011

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Amount	Date	Lot #

Lot Owner

CCC Representative