

Step 4: Final Approval Notice

This serves as a final reminder/checklist for the contractor & homeowner to ensure full compliance with the CCR.
This approval process does not take the place of the building and zoning permit application required by the City of Thibodaux.

OWNER(S): _____

PROJECT ADDRESS: _____

ACADIA PLANTATION TND PROJECT (circle one) A, C, or D

SQUARE (Project C only): _____ LOT: _____

PLEASE read and make sure you have completed and adhere to the following:

a. **Form A:** Sketch Review Application bearing stamp of approval

b. **Form B:** Materials & Finishes list bearing stamp of approval

c. **Construction Document Drawings** bearing stamp of approval

- owner & contractor shall sign the approved/stamped drawings.
- contractor shall sign a contract with Jaron & pay required construction deposit.

d. **Variances**

- If there were any variances to The Design Guidelines, verify that you have the approved copy of the letter. All variances will be approved with a formal letter from the DRB.

e. **Landscape plans**

- NOTE: if landscape plan is not provided at time of Final Review, it is permissible to submit the landscape plan during construction within the first 4 months after construction has begun but must provide intent to do so in writing (letter format) to the DRB.** In general, landscaping must commence prior to occupancy and be complete within one month of occupancy.

Any correspondence or questions may be directed to the Design Review Board (DRB).

Phone: 985-448-1766 Fax: 985-448-4788

acadiadr@gmail.com

We look forward to working with you.

Sincerely,

The Design Review Board of Acadia Plantation TND Residential Association, Inc.

NOTICE TO BUILDERS/OWNERS OF ACADIA PLANTATION TND

Rev. 8/7/18

PROVISIONS REGARDING CONSTRUCTION AT ACADIA PLANTATION TND The excerpt below is taken from the Covenants, Conditions and Restrictions recorded at Lafourche Parish, Entry No. 998463, COB 1639, Page 340.

Article 6.4 ddd. Use of Alleys During Construction. Notwithstanding anything to the contrary herein, any and all construction-related activities and/or traffic on, to, from or for the benefit of any Alley-Loaded Lot shall only be from the front or Street side of the Lot, including but not limited to the delivery of materials and equipment. Any violation of this subparagraph shall result in the Owner of the Lot as to which the violation occurred being held personally responsible for any and all damages caused by the violation, including but not limited to the cost of repairing any damages caused thereby to the Alley

The following are "Expanded" Provisions regarding construction activities to be complied with by Contractors and Property Owners performing work at Acadia Plantation TND from date above until modified or changed by Developer.

- 1/ Alleys are not "Public" Streets but are privately owned by Property Owners adjacent to the Alleys; as such, they are not available for use by Private Contractors or Suppliers for any construction activities or routine passage; "Public Utilities/City" vehicles performing routine services are permitted to use Alleys for duties and responsibilities to be performed.
- 2/ Private Contractors/Property Owners performing construction on Alley (Rear Load) Lots shall observe that NO construction activity to be allowed in or on Alleys whatsoever unless a hardship can be demonstrated that would require such use and approval is gained from the Developer in advance; for further clarity, NO materials deliveries (Suppliers), Nor General Contractors, nor Sub-Contractors shall utilize Alleys to either enter or leave the subdivision, use to stage work they are performing, or park in or on Alleys while at the job site.
- 3/ Private Contractors/Property Owners shall stage and park only in/on Non-Alley Paved Areas and shall do so on the Street fronting the Property under construction (In the case of "true" corner lots, both Streets may be utilized); all supplies deliveries shall be made from the Street; NO parking on/or over curbs or sidewalks nor in Non-Paved areas is permitted.
- 4/ Portable toilet placement: Two options: First preference for location of portable toilet is to stage on the property, within 10 feet of house side of sidewalk. Second option is to place the portable toilet directly on street in front of lot.
- 5/ Trash should be placed in Portable Container/Trailer located on the lot under construction or on the Street in front of the Property under construction and removed from the job site regularly; any exception to this policy will have to be approved by Developer; trash from any site that is not secured but allowed to blow off of the Property under construction or from uncovered trash container will have to be picked up daily and placed in secured container by Contractor.
- 6/ Contractor/Owner shall "police" all construction activities including, in particular, deliveries and sub-contractors, to insure compliance with the above provisions.
- 7/ Contractor shall be responsible for placing "contamination screening" around the construction site at the property lines to prevent runoff to adjacent lots, streets and alleys as applicable.
- 8/ Contractor/Owner and all sub-contractors hired for job, shall abide by a general neighborhood rule of having NO SUNDAY CONSTRUCTION, which gives all current residents a reprieve from construction noises and activities.
- 9/ Violations of the above items will be subject to discipline by Acadia Plantation TND.

CONCRETE WASH-OUT

- 1/ The preferred method for handling your concrete supplier's need to "wash out" after a pour is to provide use of a disposable concrete wash out bag or its equivalent.

The above will be the standard for this process until further notice. Any questions can be directed to Jaron (448-1766).

CONTRACTOR/OWNER DEPOSIT

- 1/ Contractor/Owner (if self-contracting) will be held responsible for all damage to streets, curbs, sidewalks, alleys, common areas and private property within Acadia Plantation TND resulting from the construction work being performed. Further, Contractor/Owner will be responsible for the actual repair of said damage or for the actual cost of repair by others of said damage.
- 2/ At the execution of this "Notice" and prior to commencement of construction, Contractor/Owner shall deposit \$1,000.00 (Deposit) with Jaron Land Development Company, LLC (Jaron) to be held in a non-interest bearing account for the purpose of supporting the obligations stated in # 1 above. At anytime (one or more times) during construction and upon completion of the construction, Jaron shall inspect the properties and facilities for damage resulting from the work performed. Notice(s) of the findings of the inspection(s) shall be reported to Contractor/Owner for Contractor's/Owner's handling of repairs. Failure to perform the actual repairs in a manner acceptable to Jaron will result in Jaron's deducting the actual cost of having these repairs performed by others from the Deposit. Any costs in excess of the Deposit shall remain the responsibility for payment by Contractor/Owner. Any Deposit amounts remaining after all repairs are performed and paid for shall be refunded to Contractor/Owner.

Commercial General Liability Insurance - Additional Insured

Jaron Land Development Company, LLC's (Owner/Developer of Acadia Plantation, hereafter Jaron) insurance provider has brought to the company's attention that use of property owned by Jaron by unrelated parties is an insurable event by those parties.

Jaron's preferred position is that all construction activity should be restricted to the property on which construction is in process and assumed to be insured for this activity.

Should the circumstance exist whereby a builder/general contractor, with permission of Jaron, routinely uses Jaron property to conduct construction activities of any nature, the following will apply:

- 1/ Builder will provide Jaron an insurance certificate for commercial general liability insurance naming Jaron as an additional insured covering any event/casualty on (identify lot) ;
 Jaron Land Development Company, LLC
 110 Rue Angelique
 Thibodaux, LA 70301
 Attn: Yvette Theriot FAX: 985/448-1788
- 2/ Builder will provide Jaron evidence of Workmen's Compensation coverage on the specific job in process
- 3/ A Defend and Hold Harmless Agreement (substantially in the form attached) shall be executed by Contractor/Owner in favor of Jaron prior to entering onto property owned by Jaron.
- 4/ Compliance with the above will be expected before "entering" Jaron property; for work in progress, not at least 90% complete, please provide the above certificates. Any questions can be directed to Jaron - 985/448-1766

RE: NOISE ORDINANCE/ISSUES (ACADIA PLANTATION TND IS IN THE CITY LIMITS OF THIBODAUX AND THE FOLLOWING ARE ENFORCED)

The excerpts below were taken from the City of Thibodaux, LA Code of Ordinances.

Article 1 Sec. 13-1 (2) c.

Power equipment in residential zones. It shall be unlawful for any person to operate or permit to be operated any power equipment outdoors in residential zones between the hours of 10:00 p.m. and 7:00 a.m. the following day. During daytime hours (7:00 a.m. to 10:00 p.m.) it shall be unlawful for any person to operate power equipment that equals or exceeds a sound level of eighty (80) dBA and/or ninety-five (95) dBC at a distance of fifty (50) feet.

Article 1 Sec. 13-1 (4).

(4) Time limitations on construction and demolition. It shall be unlawful for any person to operate any equipment used in construction work within a residential, noise-sensitive, or commercial area between the hours of 9:00 p.m. and 7:00 a.m. the following day.

Article 1 Sec. 13-1 (5) e.

- (e) Exemptions.** The following are exempt from the sound level limits listed herein:
- (1) Domestic power tools, lawn mowers and agricultural equipment, when operated with a muffler, between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and Saturdays, and 8:00 a.m. to 8:00 p.m. on Sundays and holidays.
 - (2) Noise resulting from any authorized emergency vehicle when responding to an emergency.
 - (3) Noise made by persons with a parade permit from this city.
 - (4) Noise emanating from school functions and extracurricular activities as permitted by this city.
 - (5) Noise resulting from activities of a temporary duration for which a special permit has been granted pursuant to this section, and which conforms to the conditions and limits stated therein.
 - (6) Noise from church bells and/or chimes.
 - (7) Mosquito control ground-spraying operations.
 - (8) Noise emanating from a concert that has been permitted by this city.
 - (9) Any outdoor religious activity conducted by a bona fide, tax exempt religious organization or by a duly authorized representative thereof, between the hours of 7:00 a.m. and 10:00 p.m.
 - (10) Noise emanating from emergency construction demolition or other work.

(Ord. No. 1864, 11-3-98; Ord. No. 2018, 5-15-2007; Ord. No. 2332, 2-6-07; Ord. No. 2609, 2-22-12)

ACKNOWLEDGED AND AGREED: DATE: _____

OWNER: _____ (LOT ID _____)

CONTRACTOR: _____