

**Beacon Pointe Subdivision  
Architectural Review Committee**

**Capsule of Builder Rules and Regulations**

(Refer to “Beacon Pointe Construction Guidelines and Approval Procedures” for a complete and detailed description of the requirements for building within Beacon Pointe Subdivision).

1. Do not place any hindrance of any kind on the roadway. This includes portable toilets, material loads, and equipment. Exception is by permit only.
2. Do not litter anywhere on Beacon Pointe property. Builders must supply large and/or small receptacles for debris on each building site.
3. Do not start any work of any kind prior to obtaining and posting a valid building permit by both the City of Lake Ozark.
4. Make every effort not to trespass. In no case are builders or their crews to routinely cross with or without equipment, or store materials and/or equipment on any private property. If, for any reason, access of any property is used, property owner must grant permission and property is to be restored to its natural condition.
5. Take steps to protect the road and road shoulder surfaces from damage due to heavy equipment. Ingress and egress paths to the building site, where joining the roadway, should be protected.
6. Take steps to ensure current water drainage systems (ditches, natural swales, etc.) are not interrupted. Likewise, ensure that no drainage is redirected onto adjacent home sites.
7. Make no unapproved changes of any kind once submitted plans are approved and permitted. All changes must be resubmitted for approval.
8. All job sites shall have portable sanitation facilities on the building site.
9. Builders and all related subcontractors shall abide by local speed limits. Any vehicle speeding or operating recklessly will result in automatic debit to the damage deposit.
10. No dumping of any amount of left over or excess concrete is permitted anywhere on any other Beacon Pointe properties. The ARC shall be notified of any such occurrences and builders will be given forty-eight (48) hours to remove the material, after which the ARC will contract for removal and deduct from damage deposit.
11. All property lines will be identified by string lines, which should remain until completion of construction.
12. Builders will allow sufficient time for scheduling of all inspections done by the ARC or its representatives.
13. Violations of any of the above rules may result in forfeiture of all or part of the damage deposit. In the event such forfeiture exceeds two hundred dollars (\$200), a Stop Work Order will be issued until damage deposit is replenished to the full one thousand dollar (\$1000) amount.

*I, the undersigned builder, testify that I have read the above rules and regulations.*

Referencing Lot: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Builder Signature

Owner: Please have builder sign and return to an Architectural Review Committee member.