

Whistle Stop Farms – Single Family Homes

Pool Construction Policy Agreement

The following agreement is required for approved installation of pools at Whistle Stop Farms Single Family Homes.

Please adhere to the following agreement, sign below, and include with your ARC submission:

All pools must be approved prior to any work starting on any pool in the community that is installed by a unit owner or owner contractor.

Instructions for Approval

1. Complete all necessary paperwork and/or inspections required by the City of Thompson Station. [Thompson's Station, TN | Official Website \(thompsons-station.com\)](http://thompsons-station.com)
2. Complete and submit Architectural Change Request "ARC" through your online homeowner portal. *Must include approval from The City of Thompson Station.*
3. ARC requests must include a plot plan with location of the home and distance from property lines and drainage easements.
4. Once approved or denied, you will be notified through your portal.
5. Once notification for approval is received, you may begin construction.

Terms

1. **Start of Construction:** No lot clearing or placement of portable toilets will be permitted until:
 - I. All required governmental permits are obtained
 - II. Pictures of all curbs and sidewalks at address of jobsite are submitted to the ARC.
 - III. Onsite pre-construction meeting with Association Representative, Developer Representative, and Homeowner and/or Homeowner's Contractor has taken place
 - i. A \$150 charge will be applied to your Homeowner account for this meeting
 - IV. Formal written approval of the ARC has been granted
2. **Access:** Contractors, subcontractors, and/or their associated equipment are strictly prohibited from accessing the job site by way of any neighboring lots and/or community common ground.
3. **Dumping:** Absolutely no dirt is to be dumped anywhere on site. A minimum \$10,000 penalty will be imposed if dirt, rock, or debris is dumped in any common area or neighboring lot.
4. **Site Clean-Up:** All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Pool Contractor is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots, on common ground, or on streets. Trash not removed will be removed by the Association and billed to the responsible contractor or subcontractor. Contractors will use only the utilities provided on the immediate site on which they are working.
5. **Pool Contractor Signage:** No contractor or subcontractor signage is permitted.
6. **Construction Damage:** Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., may, at the Developer's election, be repaired by the Developer and billed to the Homeowner by which the contractor was hired.
7. **Construction Spillages:** Operators of vehicles are requested to see that they do not spill any damaging material while within the Whistle Stop Farms community. If spillage of a load or spillage of mud occurs, operators are responsible for cleaning up the day of. Clean-ups done by the Developer will be billed to the Homeowner. Please report any spills immediately.
8. **Telephone/Cable TV Lines:** If any community telephone, cable television, electrical, water, etc. lines are cut or damaged, it is the contractor's responsibility to report the accident to the Homeowner within 30 minutes. The

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Homeowner must then report to the Association within 30 minutes. All repairs are the responsibility of the Homeowner.

9. **Construction Site Appearance:** All personnel working in the Whistle Stop Farms community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.
10. **Parking:** Contractors and subcontractors must park in front of home at which the pool is being built and must not block the street.

Important Notes

1. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Calls system to locate utilities before digging.

As required by the Declaration of Restrictions for Whistle Stop Farms, this agreement and required fees for an addition, improvement or modification are hereby submitted for review by the Architectural Review Committee (ARC).

I understand that no construction shall commence in any manner or respect until approval by the ARC.

I have read this Agreement carefully, and I understand and agree to its terms.

Homeowner Name:

Homeowner Address:

Homeowner Signature:

Date:
