

SIX MONTH EXTERIOR COMPLETION POLICY

Approved by the GSPOA Board of Directors:

Policy:

1. It is in the best interest of the Association to resolve violations of the Exterior Completion requirement of the Covenants without resorting to fines, if possible.
2. It is the property owner's responsibility to be aware of and comply with the 6-month exterior completion requirement and to notify the Zoning Committee if their project may exceed the deadline required by the Covenants.
3. Property owners who have not brought the exteriors of their construction to completion by six months from commencement of construction will be contacted by the Zoning Committee to notify them of their violation of the Covenants and to require a timeline for completion of their project.
4. If the proposed timeline is reasonable and construction to date has been "prosecuted diligently and continuously from commencement", then the Zoning Committee and the Board of Directors may grant a variance to extend the exterior completion deadline.
5. If property owners do not respond to notification, do not submit a reasonable timeline, do not work diligently and continuously to exterior completion, or do not meet the revised deadline allowed by the granted variance, then a fine(s) will be assessed until completion of the project and compliance with the Covenants occurs.

Basis of Policy:

1. Article 2, Section 2 of the Declaration of Covenants and Restrictions of the Association states, in part: "...The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of the construction until exteriors of such buildings and structures are completed and painted or otherwise suitably finished and within six (6) months of commencement."
2. "Commencement of the construction" is defined in the Commencement of Construction Definition Policy as the first day that any clearing on a lot begins. Therefore, construction must be brought to the exterior finish stage within six months of the date that any clearing or similar site preparation on a lot begins or that a remodel or similar revision begins.
3. Article 1 of the Covenants which states the general purpose of the Association is "to insure the best use...of each building site...[and] to protect the owners...against such improper use of surrounding building sites as will depreciate the value of their property...[and] to preserve...the natural beauty of said property".

Purpose of Policy:

The purpose of this policy is to ensure that all construction within Glacier Springs proceeds diligently to completion as required by the Covenants while at the same time providing flexibility when circumstances unavoidably cause delays. The policy recognizes that prolonged construction processes or site work that is ultimately abandoned adversely affects the neighboring property owners and the community as a whole as well as the fact that weather, supply issues, etc. may lead to construction delays beyond the owner's control.