

COMMENCEMENT OF CONSTRUCTION DEFINITION POLICY

Approved by the GSPOA Board of Directors:

Policy:

“Commencement of the construction” is defined as the first day that any clearing or other similar site preparation (including septic installation) on a lot begins.

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. 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 the Policy:

The purpose of this definition is to irrevocably and unmistakably tie any clearing or other site preparation to the start of the construction process and to avoid the situation of an owner clearing a lot before they are approved to build and/or abandoning the process and leaving a cleared, undeveloped lot which adversely affects the neighboring property owners and the community as a whole.