

# Architecture Driveway Repair Policy

## Criteria and Work Requirements

The purpose of this policy is to identify the criteria the HOA uses in requiring the repair or replacement, in whole or in part, of an individual driveway. A homeowner may choose to repair or replace their driveway but must first obtain approval from the Architecture Committee (via the Architecture Driveway Request Form) and must follow the requirements provided in the policy

### Criteria for Repair:

1. One or more of the following situations has occurred:

a) Cracks

- 1) Crack that is  $\frac{3}{4}$  inch in width and approximately two feet in length.
- 2) Crack of any width when one side of the crack has either risen or fallen approximately one inch over more than 50% of the section.

b) Heaving or Sinking

- 1) Any adjoining section of driveway has heaved at least  $\frac{3}{4}$  inch at its highest point.
- 2) Any adjoining section of driveway has sunk at least  $\frac{3}{4}$  inch at its lowest point.

c) Crumbling or Disintegration

The surface of a driveway crumbles (falls apart) to form a recess or hole.

d) Rotting Expansion Joints

Any expansion joint that has deteriorated to the point that it is no longer performing its intended purpose of keeping the section separated.

e) Foreign Substance

A driveway surface is defaced by the presence of paint, oil, rust or other substance.

### Specifications/Requirements for Work:

1. Specs as provided by McKim and Creed are to be followed by the contractor hired.
2. Contractor hired must be licensed and insured.
3. Match as closely as possible the color of the concrete and stone that currently exist in driveway. (Sidewalks are NOT part of driveways)
  - a) The same number, type and placement of expansion joints will be used.
  - b) Only aggregate is allowed.
4. Homeowner or their representative should make every effort to be present during reconstruction.
5. The current HOA landscape company will be hired by the contracting party to replace damaged lawns with sod as needed.
6. Streets, curbs, ditches and drains will be cleaned to the same condition as before construction.

7. There will be no dumping of excess concrete or other construction material in Pepper Tree common areas or along/under the adjacent utility lines.
8. The contracting party is liable for any damage occurring to Pepper Tree common areas or private property.
9. Street(s) will not be blocked during construction.
10. Commercial/construction vehicles will not be stored within Pepper Tree without prior approval of the BOD (no overnight parking along utility lines).

Board of Director Approved April 2014