

What Every Builder/Contractor Needs to Know When Building in Freshwater Estates Revised (February 2016)

This list is updated on a regular basis and should be used as a reference only; it is by no means all-inclusive and is subject to changes/modifications.

- Any damage done to the roads or easements during the building process shall be the responsibility of the lot owner(s) to have their builder/contractor pay to have it fixed or to get it into the shape it was prior to the damage. The lot owner(s) shall be responsible for any damage done to other property including Freshwater Estates (FE) common areas, roads and easements.
- Any Builder's equipment shall not be left on FE grounds, roads, common area or mass drain field without the permission of the FE Board of Directors. All equipment shall be kept on the owner's lot.
- Debris, building materials or trash of any kind shall not be disposed of in the waterway, off the lot being built on, off any shoreline in the FE community or be deposited anywhere within FE.
- At a minimum there shall be a 60-foot easement from the edge of the road to the foundation of any structure (house, garage, etc). Verify this with Louisa County as it may change.
- The house plans shall be approved by the FE Architectural Review Committee (ARC) prior to obtaining the building permits. Any subsequent changes or modifications to the building plans will need to be approved by the FE Architectural Review Committee prior to re submission to the County)
- All homes shall be at a minimum of 1400 square feet of living space on the first floor (basements are not considered a second level) and a minimum of 1800 square feet for waterfront homes with only one level.
- When installing a driveway a VDOT entrance permit shall be obtained prior to installation. A land use permit shall be obtained from VDOT, completed and submitted to VDOT prior to installation. The drainpipe needs to be at a minimum 12' x 24" corrugated metal. If the builder completes the paperwork they can install the pipe.
- All connections to the Mass Drain Field (MDF) are required to have a filter installed at the home owner's location. At a minimum a Zabel 300 UAMAC 898-2096 or similar filter can be used. See the "Freshwater Estates Mass Drain Field Sewage Disposal System" for further guidance. This manual can be obtained through the lot owner who hired the builder/contractor.
- All Louisa county building requirements shall be strictly adhered to.
- All open burning shall adhere to the laws of Louisa County - *15 Feb to the 30 April no open air burning (even in barrels) is allowed before 4PM.*
- All builder are encouraged to review a copy of the "Declaration of Covenants (see <http://www.freshwater-estates.net/> click on *Governance*), Conditions and Restrictions of Freshwater Estates" prior to entering into a contract to ensure the FE covenants are adhered to. The FE covenants can be obtained through the lot owner who hired the builder/contractor.