

Building Standards

Grantor does hereby form a Property Owners Association to govern building standards at The Peninsula on Lake Cumberland

Building Type:

- Stick built construction only (no mobile, modular or systems built homes.)

Exterior:

- Wood, stone, brick and any combination is permitted. No more than 20% Vinyl siding will be permitted.
- Block, brick, rock or stone foundations are permitted. Any exposed concrete or block must have approved exterior siding applied.
- Any new materials that are approved by the Kentucky Homebuilders Association may be considered.
- Windows and doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuilding will be permitted.
- Detached garages are permitted, but must be constructed of the same exterior material as the home.
- Roof-pitch must be minimum of 6/12. This also applies to detached garages.
- All fencing must be made of wood, vinyl, metal or masonry. No fence may be erected without prior written approval of the association.
- Any lot owner may request a variance by the Board. The request shall be in writing and submitted to the board by mail. The charge for a hearing will be the sum of \$250.00 and must be included with the request for hearing.
- No sign of any kind shall be displayed to the public view on any lot or the common properties until the earlier of the following to occur: (1) seventy-five (75%) percent of the lots are sold or (2) the Association has been formed with the five (5) member Board of Trustees.

Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor may be required to provide references to the P.O.A. prior to plan approval.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter The Peninsula in route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break or damage to underground utility caused by their negligence.