

## **Mountain Shadows Acknowledgement of Owner Responsibility and Liability Associated with Construction**

By given signature below, I hereby acknowledge that I have submitted a request for Architectural Control Committee (ACC) Review for proposed construction of (*insert title of project*) \_\_\_\_\_ on Lot \_\_\_\_ of Mountain Shadows Phase \_\_\_\_.

If at such time the plans are approved, I accept the following conditions:

- A. I must construct the residence and other structures in accordance with the ACC approved plans, Boise County Building Permit and other governmental permits as required.
- B. Any emergent or other conditions which might alter the finished structure(s) shall be called to the attention of the ACC for in progress review and approval.
- C. The residence must be finished to an enclosed state which appears externally complete within one calendar year.
- D. All slash and construction debris must be cleared within 30 days of completion.
- E. No Building materials can be staged on the lot for extended periods
- F. Any damage to roads or other common areas shall be repaired at my expense.
- G. All construction debris shall be cleared from the site throughout the construction process.
- H. Sanitary facilities are required to be onsite during construction.
- I. All utility hook ups as well as routing and distribution within the lot are my responsibility.
- J. All water systems shall have backflow preventers installed.
- K. Propane or other tanks shall be located to be shielded from view.
- L. I acknowledge that I am responsible for all actions and activities of my contractor, builder, or independent tradesmen, and shall provide the MOUNTAIN SHADOWS RULES OF CONDUCT FOR CONTRACTORS/SUBCONTRACTORS, and to all personnel working on my project to clarify the rules and requirements.
- M. I acknowledge penalties can be assessed for non-compliance. Verbal and written notification will be provided to Lot Owner promptly by a Mountain Shadows Board Member on any violation of Rules of Conduct. Compliance is expected within 7 days of notification or as otherwise requested by Board Member if the need is deemed more urgent.
- N. If compliance or compensatory action is not completed within stated time frame, the MSHOA Board reserves the right to take appropriate action and Lot Owner will be billed accordingly for any and all work that is required to keep lot, residence and Mountain Shadows infrastructure in compliance. If costs are not paid within thirty days, a lien will be placed upon the property for the total sum amount (to include associated legal expenses).

O. I assume all risks resulting from fire, flooding, accidents and vandalism, am solely responsible for any subsequent damage to common subdivision areas and other private lots.

I acknowledge the Mountain Shadows Home Owners Association can enforce these requirements and cause the work to be done or corrective measures to be taken and bill me or place liens on the property until they are reimbursed for the expenses.

Homeowner Signature: \_\_\_\_\_ Date \_\_\_\_\_

Homeowner Signature: \_\_\_\_\_ Date \_\_\_\_\_