

# **MONUMENT FALLS PROPERTY OWNERS ASSOCIATION**

**P.O. Box 1076, Jasper GA, 30143**

**President's Telephone Number: 706-692-6922**

**Road Supervisor's Telephone number: 706-692-1565**

## **“CONTRACTOR’S CONDUCT WITHIN MONUMENT FALLS”**

The Monument Falls Property Owners Association (MFPOA) owns the paved roads in Monument Falls, a private community. Access to these roads is restricted to property owners, their guests, and others invited for specific purposes such as home construction, repair, service and the like.

Following are the rules adopted by MFPOA, which must be followed by anyone using these roads or working on-site within Monument Falls:

- 1 The only vehicles or construction equipment that may drive on the paved Monument Falls roads or their shoulders are rubber-tired vehicles or equipment. ***OPERATION OF STEEL-TREAD VEHICLES OR EQUIPMENT IS NOT ALLOWED ON THESE ROADS OR SHOULDERS.*** Anyone who violates this rule will be liable for repair of damages to the roads and shoulders and may be subject to other legal action.
- 2 Costs to repair any damage to the roads and shoulders in Monument Falls will be paid by the person causing the damage, the equipment owner, and/or the contractor responsible for bringing the equipment into Monument Falls. MFPOA’s Board of Directors will have the repairs done and will bill the responsible party(s). Failure to pay such a bill within 30 days will result in legal action by the MFPOA Board.
- 3 Accidental spills of any damaging, toxic or unsightly materials on or along the roadway and any mud or silt deposited on or along the roadway must be removed immediately by the responsible party..
- 4 Any damage to the paved roads or shoulders in Monument Falls must be immediately reported by the responsible party to the President or the Road Supervisor of MFPOA at the address or preferably at the telephone numbers presented above.
- 5 On the work-site, portable toilets, dumpsters and other large items should be located at least twenty feet off the paved roadway whenever possible, and on-site trash or debris is to be collected on the site daily.
- 6 On the work-site, any land disturbance that could cause erosion runoff must be protected by silt fencing, gravel, matting or other appropriate methods. If this is not done immediately, any resulting runoff is subject to substantial fines by State authority. MFPOA will report any such known violations to the governing authorities and will urge that they take appropriate action against the responsible party.
- 7 We are a residential community and we ask for your understanding on noise control. Please hold radios to local volume, and do not create loud construction noise before 8:00 AM, or after 6:00 PM, or at any time on Sundays.
- 8 Owners of Lots in Monument Falls shall provide copies of these rules to all contractors who provide services or materials for the benefit of Owners and shall urge that these rules be followed in all respects.

***CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ASSESSING THE CAPABILITY OF THEIR VEHICLES TO NEGOTIATE THE STEEP ROADS IN MONUMENT FALLS AND FOR ASSURING THAT THESE VEHICLES ARE ADEQUATE TO HANDLE THE UNIQUE CONDITIONS OF DRIVING ON MOUNTAIN ROADS, AND ARE NOT OVERLOADED FOR THESE CONDITIONS.***

***Issued by Monument Falls Board of Directors***

***December 6, 2003***