

PILGRIM COVE ASSOCIATION
GENERAL RULES REVISED April 2022

[Excerpt of Construction Road Maintenance Fees]

Construction Road Maintenance Fees: Cove road maintenance is the single largest cost our association incurs each year. Your Board works to maintain the roads on a year-around basis for resident access. The majority of road maintenance work is done in the late spring and early summer after the normal snow/rain/mud season. New construction and remodeling introduce heavy equipment and significantly increased traffic to our road system resulting in significant and costly damage. Therefore construction fees for the dedicated purpose of restoring and maintaining our roads, payable to the Cove Association, are assessed pursuant to the following formula. The following fees are an annual assessment to the homeowner and will be applicable in each calendar year, or part thereof, in which there is construction or remodeling activity in progress.

1. New construction or remodeling with a permit value less than \$25,000 = No Fee
2. New construction or remodeling with a permit value between \$25,000 and \$100,000 =\$750
3. New construction or remodeling with a permit value between \$100,000 and \$250,000 = \$1500
4. New construction or remodeling with a permit value greater than \$250,000 = \$2000

The Board finds it necessary to make this fee applicable each year in which there is construction activity because projects are taking longer to complete and damage to the road occurs on a continuing basis during the entire period of construction. After the roads are repaired each spring and summer the damage from continuing construction activity reoccurs and the benefits of the normal maintenance efforts are short-lived or negated. Therefore the recurring assessment for prolonged projects is intended to help defray the costs the Association is now incurring for additional maintenance activities.

Construction hours: The Cove is a vacation and relaxation area with homes in close proximity to one-another. Predictable peace and quiet are priorities to residents and guests. Therefore contracted construction work including framing, excavation and concrete pours and the use of tools including, but not limited to framing, excavation and concrete pours and the use of tools including, but not limited to nail-guns, power-saws, stone-cutters, heavy equipment and other similarly noisy equipment should be limited to times between 8:00 AM and 7:00 PM and should not be operated on weekends.