SOUTH FORK RANCHES DRIVEWAY SPECIFICATIONS

Driveway Bond: The Property Owner or Contractor will be required to place a $1,500.00 bond before building the driveway to a residential lot in any part of the South Fork Ranches Sub-division.

Driveway Bond Options:
Option #1: Property Owner or Contractor makes a check payable to South Fork Ranches or Property Owner's Association (which ever party is in control of that sub-division). This check is then put into a trust account. Upon an approved inspection of the driveway, the bond money will be returned to the paying party. If the driveway does not meet specifications, then the Contractor will be given ample time to fix the driveway. If for some reason the driveway is not fixed or a refusal of compliance is invoked by the Property Owner or Contractor, then the bond will be cashed and the controlling entity of the sub-division will use the bond money to pay a separate Contractor to bring the driveway up to specifications.

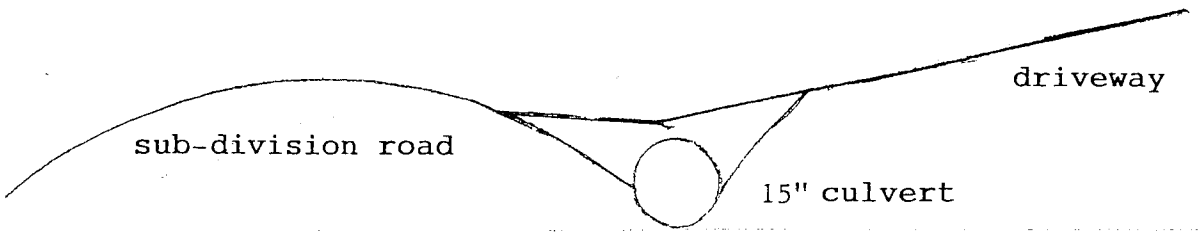
Option #2: The Contractor pulls a bond that can be applied for the use of building driveways in the South Fork Ranches sub-divisions. The overall monetary amount of the bond cannot be lower than $1,500. If bond is of higher monetary amount, more than one driveway can be covered at one time. Once the driveway has passed inspection the bond for that driveway is closed or rolled to another driveway.

If the driveway does not pass inspection, then refer to underlined portion of *Option #1.*

Driveway Specifications

Portion of the driveway that must meet specifications: Any part of the driveway that is in the sub-division's road easement. This easement is a 60-foot (30 feet from center of road in each direction). The front lot pins generally indicate outer edge of easement.

Specifications:
 # 1. Driveway must be installed so water run-off will not damage Sub-division's road.



 # 2. A 15-inch diameter or larger culvert must be installed to maintain water flow in Sub-division road ditch.

 # 3. After driveway is completed, the Sub-division road and ditch affected by the installed driveway should be cleaned up and left in an orderly manner.

If there are any questions or alternative suggestions to these Specifications, contact Dave Lisac, Development Manager, at (719) 873-1012.