

Working Hours

- Power tools (chain saws, snow blowers, weed whackers, etc.) only be used between the hours of **7 a.m. and 5 p.m.**, unless circumstances are extenuating.
- Building construction work is limited to weekdays between of 7 a.m. and 5 p.m.
- Radio, TV and stereo sound is to be confined within dwellings or headphones.

Storage and Parking

- Except for loading and unloading, trailers and motor homes are not allowed.
- No commercial vehicles or vehicles with a commercial sign may be parked at Great Hawk except when services are being provided. Vehicles must be parked in driveway of contracted house.
- No contractor or commercial signs may be displayed

Water and Sewer Lines

We have two sets of maps: one consists of wells, valves and water lines between houses; the other set sketches water lines within most of the properties. It is important that owners and contractor be aware of these maps before digging is performed.

Building and Professional Codes.

- All plans shall conform in all respects to all applicable environmental and other requirements and codes then in effect in the Town of Rochester and in the State of Vermont. In the absence of such local codes, then plans shall conform to such national codes then nationally adopted approved, and accepted by the appropriate building and other professions and trades.
- All contractors working in Great Hawk must be **Licensed and insured.**

Residential Use Only

- No commercial activities shall be carried out on any lots or Common Lands
- No apartments or multifamily housing shall be constructed
- Garages cannot be more than a 3 car capacity

Setback.

- no structure shall be built less than 25 feet from any road or 25 feet from the side or rear boundary lot lines.
- *In the Martin Sector:* no structure shall be built less than 40 feet from any road or 40 feet from the side or rear boundary lot lines.

Outbuildings, Trailers, and Other Vehicles.

- No house trailers, mobile homes, mobile units or other prefabricated transportable units or homes or other vehicles designed to quarter occupants shall be on lots or common land.

Temporary Buildings. No dwelling or house shall be occupied unless and until it is completed; and no temporary buildings or other structures shall be occupied for dwelling purposes.

Tree Cutting.

- No clear cutting of lots.
- Vista trimming is allowed under professional advice and supervision, intending to safeguard, preserve and maintain healthy and mature trees.
- In order to preserve the forested atmosphere of the Colony, tree cutting is to be avoided except where necessary as outlined in the covenants.
- Tree removal is necessary if trees are too close to the house causing a safety hazard.
- All cutting must be approved by the ARB. Contractor must request and review ARB form from homeowner before work begins.

These Architectural Guidelines are only intended as a quick overview. Before submitting plans, please review the GHOA By-laws and Covenants, which provide greater detail (greathawk.org/documents).