

Construction Activities

The following information is provided to clarify the nature of the Construction Activities that Owners and their contractors may perform during construction hours in Pine Bay.

On January 12, 2024, the Pine Bay Board of Directors accepted, on the recommendation of ARC, the definition of "Construction Activities" as *"the grading, demolition, construction, alteration, repair, remodeling, Major Landscaping or other improvement or maintenance of a Dwelling or Attached Outbuilding or to the Lot on which the Dwelling or Attached Outbuilding is located, and any associated noise generating activities."*

For background, Section 32, Construction Activities/Noise Generating Activities, in Article IV of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pine Bay, Section of Country Manor includes the following:

"(a) This subsection shall apply to construction activities of each contractor doing work on a Lot or with regard to any building on the Lot. Construction work hours for construction activities performed by contractors are Monday through Friday, 7:00 a.m. – 7:00 pm. and Saturday, 9:00 a.m. – 5:00 p.m. No construction activities are permitted on Sundays and on federal holidays, except in the case of an emergency.

(b) This subsection shall apply to construction activities by an Owner and the Owner's noise generating activities. Construction work hours for construction activities performed by homeowners are Monday through Friday, 7:00 a.m. – 7:00 p.m., Saturday, 9:00 a.m. – 5:00 p.m., and Sunday and federal holidays, 10.00 a.m. to 4.00 p.m. Hours for running lawn mowers, leaf blowers, chain saws and other significant noise emitting equipment by any persons shall be the same hours and schedule as set forth for construction activities."

The term "construction activities" was not defined. The Board requested the Architectural Review Committee (ARC) recommend a definition to the Board for its consideration. ARC adopted for its purposes the proposed definition and recommended the Board that it do the same for matters outside of ARC's jurisdiction. As noted above, the Board concurred with and accepted the ARC's definition for Construction Activities. This definition is effective as of January 12, 2024.

Construction Hours for Construction Activities

For Contractors:

Monday through Friday: 7:00 a.m. to 7:00 p.m.*

Saturday: 9:00 a.m. to 5:00 p.m.*

Sunday and all Federal Holidays: No Construction Activities*

* Not applicable in the case of emergencies, but notice should be given to an ARC Member or a Board Member concerning the emergency necessitating undertaking Construction Activities outside these construction hours.

For Owners:

Monday through Friday: 7:00 a.m. to 7:00 p.m.*

Saturday: 9:00 a.m. to 5:00 p.m.*

Sunday and all Federal Holidays: 10:00 a.m. to 4:00 p.m.*

* Not applicable in the case of emergencies, but notice should be given to an ARC Member or a Board Member concerning the emergency necessitating undertaking Construction Activities outside these construction hours.