

# **PLANTATION ON PELHAM**

## **APPROVED BUILDER APPLICATION**



**C/O NHE INC**

**Post Office Box 5539 | Greenville, SC 29606**

**864-467-1600**

## **APPROVED BUILDER GUIDELINES**

### **PURPOSE**

- A. To identify qualified builders who have agreed to comply with the Plantation on Pelham Architectural Review Committee, the Design and Construction Guidelines, the Covenants and By-Laws, the Contractor Rules and Regulations, and all other applicable rules and regulations.
- B. To promote the professionalism of the builders and the building process in Plantation on Pelham.
- C. To protect the interests of Plantation on Pelham.

### **CRITERIA**

To become an Approved Builder, an applicant must submit the following information. Plantation on Pelham will review this information and approval may be granted or denied at the discretion of Plantation on Pelham.

1. A fully completed application.
2. A copy of the applicant's current contractor and business licenses issued by the appropriate governmental office.
3. Proof of owner protected worker's compensation and general liability insurance.
4. Brochures and other sales materials, including if applicable current price lists.
5. A copy of the warranty the builder provides to the client.
6. Reasonable access for inspection of prior work, which typifies the builder's quality of construction

## **ACCEPTANCE AND TERMINATION**

As stated above, inclusion in Plantation on Pelham's approved builder list granted at the sole discretion of Plantation on Pelham; therefore, such inclusion may be denied or terminated at its sole discretion, based on the circumstance of each particular case.

Grounds for denial or termination may be based on, but not limited to, the following guidelines. This list is not all-inclusive. Plantation on Pelham reserves its rights to deny or inclusion at its sole discretion, based on the circumstance of each particular case.

1. Misrepresentations, omissions or inaccurate information provided in any documents or other representation.
2. Failure to notify Plantation on Pelham of a change in condition of inclusion criteria as it applies to the builder
3. The filing of bankruptcy, receivership or other protective measures by the builder.
5. Failure to comply with Plantation on Pelham Architectural Review Committee (ARC), the Design and Construction Guidelines, the Covenants and Restrictions of Plantation on Pelham, and the Contractor Rules and Regulations.
6. Evidence sufficient to show that the builder consistently failed to build homes in a workmanlike manner, or that there consistently exist disagreements or conflicts between the builder and homeowner during or after the building process.
7. Failure to act in a professional manner consistent with the standards of Plantation on Pelham.

The following guidelines are established to provide for an orderly review of approved builders. There shall be no reviews of any non- acceptance. If Plantation on Pelham determines in its discretion that a violation requiring termination has occurred, Plantation on Pelham shall take the following actions.

1. Plantation on Pelham shall notify the builder in writing of the act that may justify termination of approved builder status.
2. No later than 10 days from the date of notice, the member may show cause before a committee why such membership should not be terminated. Plantation on Pelham its sole discretion shall determine the make up of the committee.
3. Plantation on Pelham shall conduct an informal review with the builder prior to taking any action regarding membership status.
4. Plantation on Pelham shall make a determination as to whether approved builder status shall be granted, continued, or terminated as each case may dictate.
5. The builder shall be notified in writing of the results of any such review.
6. The decision of Plantation on Pelham following the review shall be final.

NOTE. The list of approved builders is provided as a convenience only. It is an attempt to facilitate the prospective homeowners' relationship with the builders in the program, which subscribe to the required criteria. Plantation on Pelham specifically excludes all warranties, expressed or implied, as to the financial stability, net worth, credit worthiness, or competence of the approved builders.

**PLANTATION on PELHAM Approved Builder Application**

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Builder's  
Name \_\_\_\_\_ Phone \_\_\_\_\_

Home  
Address \_\_\_\_\_

Tax ID  
Number \_\_\_\_\_

Email Address \_\_\_\_\_ Website \_\_\_\_\_

Fax Number \_\_\_\_\_ Cell Number \_\_\_\_\_

1. What percent ownership do you have in the company?  
\_\_\_\_\_
2. Partner Names or Co-Owner  
Names \_\_\_\_\_
3. How long has builder been in business under the above name?  
\_\_\_\_\_
4. How many homes per year are you comfortably capable of constructing?  
\_\_\_\_\_
5. What price range homes does your company build?  
\_\_\_\_\_
6. What percentage of the business are single family custom homes?  
\_\_\_\_\_

7. Are you a member of a Home Builder's Association? \_\_\_\_\_

a. If so, name \_\_\_\_\_

8. How many residential units has the Builder built and completed in the last 5 years?

\_\_\_\_\_  
(List homes built and under construction this year)

Year Number List Subdivisions, Counties

This year \_\_\_\_\_

\_\_\_\_\_

1 year ago

\_\_\_\_\_

\_\_\_\_\_

2 years ago

\_\_\_\_\_

\_\_\_\_\_

3 years ago

\_\_\_\_\_

\_\_\_\_\_

4 years ago

\_\_\_\_\_

\_\_\_\_\_

9. Has the builder, any officer, or principal defaulted on any loans, had property foreclosed upon or given any deeds in lieu of foreclosure on any property in connection with its business within the past five years?

10. \_\_\_ Yes \_\_\_ No

11. If yes please explain:

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12. Are there currently or have there been within the last five years, any tax liens, mechanics liens, materialmen's liens, or other liens filed of record against Builder arising out of the operation of the Builder's business?

\_\_\_ Yes \_\_\_ No

If yes please  
explain: \_\_\_\_\_

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13. Have you individually or corporately filed bankruptcy within the last five years?

14. \_\_\_ Yes \_\_\_ No

If yes please  
explain: \_\_\_\_\_

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15. Is Builder currently or has been within the last five years, a defendant in any lawsuit or other legal action?

\_\_\_ Yes \_\_\_ No

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16. Is the Builder currently an approved builder or on a builder team in another community?

Yes  No

If yes which communities and for how long:

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17. Has Builder been an approved builder or part of a builder team in any community in the past?

18.  Yes  No

If yes which communities and in what time period:

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19.

**REFERENCES**

**HOMEOWNER:**

Please list 4 contacts for homeowners that the Builder has built for recently:

Homeowner #1: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Homeowner #2: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Homeowner #3: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Homeowner #4: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**BANK:**

Company Name\_\_\_\_\_

Complete Address\_\_\_\_\_

Telephone Numbers\_\_\_\_\_

E-mail\_\_\_\_\_

Contact Name\_\_\_\_\_

By executing this application, the applicant:

1. Agrees to comply with all terms and requirements for Architectural Design and Construction Guidelines, Property Owner's Association Covenants and Restrictions, Contractors Rules and Regulations, Approved Builder criteria, and other applicable governmental regulations.

2. Authorizes Plantation on Pelham its representative, NHE Inc., to contact all credit, trade, and client references.

3. Acknowledges that acceptance as approved builder is not guaranteed.

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Builder Name

Acknowledged and agreed:

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Authorized Signature