

## CONSTRUCTION RULES AND REGULATIONS

The following Rules and Regulations pertain to construction of all improvements within the community.

Adopted by the Board of Directors and the Design Review Board on this 17th day of July, 2012.

1. Construction Hours: Construction shall be permitted 7:00 am to 7:00 pm (time) from Monday to Saturday.
2. Continuity of Construction: All construction, reconstruction, improvements, remodels and alterations shall be prosecuted diligently to completion and shall be completed within 15 months of the commencement thereof, subject to any enlargements of time granted, after review, by the Design Review Board (hereinafter DRB) upon written request by the owner. Completion includes the DRB approved landscaping plan. For the purposes of this provision, continuity of construction runs from breaking ground to the issuance of a certificate of occupancy (CO).
3. DRB Approval: All projects and improvements, as defined in the Design Review Guidelines, are required to be approved by the Design Review Board prior to construction on the same. Any changes to previously approved plans or projects are required to be re-submitted to the DRB for approval prior to construction on the same. Any projects not built according to DRB approved plans shall be subject to a significant fine, or a requirement to remedy the violation.
4. Construction Limits. The contractor or owner shall provide the DRB with a detailed plan of construction limits prior to commencing construction. The plan shall include the limits of excavation, size and location for construction material storage areas, snow storage, parking, and a schedule for completion. Once construction has commenced, progress towards completion should proceed in a timely manner. Delay in construction may result in the Association intervening to ensure timely completion, at the owner's expense.
5. Signage. All construction signs must be approved by the DRB.
6. Sanitary facilities: Sanitary facilities shall be provided at the job site for construction workers.
7. Trailers and Temporary Structures: No temporary structure, mobile home, modular home, trailer house, construction trailer, travel trailer or recreational vehicle shall be permitted on any lot, except only as may be

necessary during construction and as approved by the DRB. During the construction period, trailers, recreational vehicles and the like shall not serve as lodging for any workers, owners or guests. All trailers and temporary structures intended for construction purposes shall be removed upon completion of the project.

8. RVs, Campers, and Motor Homes: A motor home, travel trailer or similar vehicle of any owner or guest shall only be permitted on a lot for a maximum of 80 days in any one calendar year, and shall be subject to subject to DRB approval.

9. Trash Storage and Removal: Regular and daily clean-up of the construction site is mandatory. Trash and debris must be placed and contained in a covered dumpster. Owners or their agents, such as their contractors, shall clean up the trash and debris at the job site daily, and on adjoining lands if such trash and debris migrates to adjacent properties. Trash must be removed from the job site weekly or as deemed necessary.

10. Vehicles and Parking: All vehicles shall be parked on the property under construction, if possible. Otherwise, vehicles shall be parked so as not to interfere with traffic along the right of way. Vehicles shall be removed from community roads and right of ways at the end of each workday.

11. Pets: Dogs and other pets belonging to the construction workers of contractors are prohibited from the job site during construction hours. Owner's dogs and pets must be on a leash or respond to voice command.

12. Alcohol and Cigarettes: No alcohol shall be consumed at the job site during working hours. The smoking of cigarettes shall only occur within a confined space free of fire hazards and combustibles, and shall be extinguished and disposed of in a proper receptacle.

13. Snow Removal: Any snow removal must be stored on the lot under construction and not on any community roads, rights of way or easements.

14. Material Storage: During the construction of any improvement, materials and equipment shall only be stored on the lot under construction. All equipment and material shall be removed from the lot once the subject improvement is completed. Storage of materials on any lot prior to construction is not permitted.

15. Job Site Appearance: Each job site shall be maintained on a daily basis to appear orderly with all trash, debris, material, vehicles, and equipment stored or disposed of as required by these Rules and Regulations.

16. Blasting: The contractor shall inform the DRB and all residents in proximity of the job site of the date and time of any blasting that is to occur as a result of construction, unless the result of exigent circumstances.

17. Excavated and Excess Materials. Any dirt, rock and excavated materials are to be stored in accordance with the approved plans. In no event shall excess materials be stored on open space or community roads. Additionally, excess excavated materials shall be removed from the property at or before the issuance of a CO.

18. Concrete: Following concrete delivery to the job site, concrete trucks shall not be cleaned or dump excess concrete on any community roads, easements or rights of way. The cleaning of concrete trucks and dumping of excess concrete is only permitted on the lot under construction.

19. Silt Fencing. Silt fencing is required. The location of such shall be at the discretion of the DRB.

20. Property Damage: Damage to any adjacent properties or other properties as a result of construction shall be repaired within thirty (30) days of damage, at the owner whose lot is under construction and contractor's expense.

21. Landscaping. Landscaping shall be completed in accordance with the approved plans within twelve months after the CO is issued.

22. Conduct and Behavior: Owners and their contractors shall be held responsible for the conduct and behavior of their construction workers. All contractors and workers shall conduct themselves responsibly, safely, and professionally while working construction for any owner.

23. Dust, Noise and Odor: Job site, dust, noise, and odor shall be controlled as much as possible.

24. Stop Work Order: The DRB shall have the authority to issue a Stop Work Order to any owner or contractor for violations as a result of any construction project. The violation of any of the Design Review Guidelines, the Construction Rules and Regulations and/or the Declaration of Protective Covenants shall be just cause for the issuance of a Stop Work Order. Such an order shall be posted at the jobsite and delivered to the owner or contractor responsible for such work. The order shall remain in effect until the subject violation is corrected. Working in spite of the Stop Work Order shall subject the owner to a significant fine.

## CONSTRUCTION FINE SCHEDULE Adopted July 2012

**Project Name (Owner):** \_\_\_\_\_

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

**Contractor:** \_\_\_\_\_

| Violation                               | First<br>Offense | Per<br>day | First<br>Warning<br>(date) | Second<br>Offense | Per<br>day | Second<br>Warning<br>(date) | Cure<br>Periods |
|---|------------------|------------|----------------------------|-------------------|------------|-----------------------------|-----------------|
| Hours of Construction                   | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Continuity of Construction              | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Commencing Project Without DRB Approval | \$2500           | \$50       |                            | \$5000            | \$50       |                             |                 |
| Not Building per Approved Plans         | \$5000           | \$50       |                            | TBD               | \$50       |                             |                 |
| Construction Limits                     | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Signage                                 | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Sanitary Facilities                     | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Trailers and Temporary Structures       | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| RVs/Campers/Motor Homes                 | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Trash Storage and Removal               | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Vehicles and Parking                    | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Pets                                    | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Alcohol/Cigarettes                      | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Snow Removal                            | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Material Storage                        | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Job Site Appearance                     | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Blasting                                | \$1500           | \$50       |                            | \$2500            | \$50       |                             |                 |
| Excavated and Excess Materials          | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Concrete                                | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Silt Fencing                            | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Property Damage                         | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Landscaping                             | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Conduct and Behavior/Nuisance           | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Dust, Noise, Odor                       | \$500            | \$50       |                            | \$2500            | \$50       |                             |                 |
| Stop Work Order                         | \$2500           | \$50       |                            | \$5000            | \$50       |                             |                 |