

# RANCHO VERDE HOMEOWNERS' ASSOCIATION

## Construction Rules

Effective immediately, the following rules apply to all construction, whether new or remodel or repair.

As part of the architectural approval process, the RANCHO VERDE lot owner agrees to abide by these rules and further agrees to the enforcement policy for violations.

### **Hours**

Construction activity will occur between the hours of 6:00AM and 6:00PM, Monday through Saturday. No construction is to occur on Sunday with the exception of interior work, which does not involve noise (e.g., painting) for which express permission must be obtained from a member of the Board of Directors. The 6:00PM deadline is for all contractors and their vehicles to vacate the premises. Limited exceptions will be made for those few subcontractors who, because of the nature of their work, must begin work at an earlier hour (e.g., concrete slab). If work is done on Sunday, it must be done between 10:00AM and 4:00PM.

### **Noise**

Construction noise is expected as part of the building process. Any noise not directly related to the construction process (e.g., radios, CD players and other similar devices) shall be kept to a level so that it cannot be heard inside adjoining homes. There shall be no radio playing from construction vehicles, trucks or otherwise on the outside of a home.

### **Materials**

All construction materials delivered to a site must be fully contained on the site and must not impede normal use of the streets and sidewalks. The sole exception will be landscape materials (e.g., granite stone, sod), which must be suitably marked (using reflective material) to avoid traffic problems. Such materials must be moved onto the site within 72 hours of delivery.

### **Garbage**

The lot owner is responsible for the collection and removal of all refuse from the construction site. The construction site will be maintained in a presentable appearance with all refuse properly contained. Containers must not be allowed to overflow and must be emptied regularly. Lot owners must ensure that the contractor supervises the subcontractors so that food and drink and their wrappers are properly disposed of. A maximum of 60 days is allowed for any refuse container, with a \$200.00 refundable deposit, if removed within 60 days.

**Common Areas**

The lot owner should do everything possible to ensure that no damage is done to the common areas (e.g., sidewalks, landscaping). In the event that the common areas sustain damage as a result of construction, the lot owner is responsible for restoring the area to its pre-damage condition.

**Vehicles**

All construction-related vehicles must park on the lot site whenever possible. In the event the site cannot accommodate a vehicle, street parking will be permitted. Street parking must not inhibit the flow of traffic on the street and must not block sidewalks. Parked vehicles must not interfere with mail or package delivery or with the pickup of trash or recyclables. With the exception of large equipment (e.g., backhoe), construction vehicles are not permitted to be parked on the site overnight.

**Enforcement**

Violations of these rules will be treated in the same manner as a violation of the RANCHO VERDE CC&Rs.

Requests for exceptions to these rules may be granted by the Board of Directors upon review and approval of such requests.

Agreed to and accepted:

Lot Owner \_\_\_\_\_

Builder/Contractor \_\_\_\_\_

Date \_\_\_\_\_