

Grandview Ranch Homeowners Association
Agreement, Information and Conditions for Contractors
This information is to be shared with all sub-contractors & their employees

Construction Procedures – The Owner or Owner’s general contractor shall take the necessary steps to prevent unnecessary disturbance to native vegetation in areas of the community outside of the building area. Stored materials, especially aggregates shall be protected from the elements to avoid discharge off site. ***Fence off those areas not essential for actual construction activity.*** Strong winds often blow through the area, so we recommend a heavy duty fence that will withstand the winds. The contractor must take all necessary precautions to prevent mud, soil or other material from being tracked onto the streets or other portions of the Common Area. To prevent blowing debris, the building site must be kept ***clean and in an orderly condition at all times***. In addition to approved sanitary facilities, the contractor must have on site a covered animal resistant garbage container ***and a suitable device for removal and regular disposal of construction debris***. Construction work hours are from ***7:00 AM to 6:00 PM Monday through Saturday***.

Violations of the Construction rules may result in a \$100 fine per violation.

Construction Rules – Inform all construction employees, sub-contractors & vendors –

- No speeding.
- No loud music.
- No blowing debris.
- No pets on the premises.
- No use of “Jake” brakes in residential areas.
- No food or wet garbage to be left on-site
- No washing down of ready-mix trucks outside of the building envelope.
- Installation and maintenance of a gravel apron for construction traffic egress.
- Immediately clean up spills of dirt, gravel or other building materials on roadways.

Roadways – Mud, soil, gravel and other debris tracked on to the street and not cleaned up daily may be subject to fine. The Grandview Ranch Homeowners Association will contract for cleaning of the roadway upon failure of the contractor to do so and the costs billed to the homeowner or contractor.

Building Materials – All building materials, including aggregates, ***must be stored on-site***. No construction materials are to be dumped or stored on roadways, pathways, trails, in open areas, or on any portion of Grandview Ranch unless approved by the AC. Contractor is to provide a location for concrete truck wash-down within the building envelope.

Utility Trenches – It is highly ***recommended*** that where applicable, utility trenching be done prior to driveway excavation, using the future driveway for temporary spoils storage. If done early in the grading process, this will minimize disturbing more vegetation than necessary.

Grading and Dust – Use of construction equipment should be limited to areas intended for specific site improvements to minimize damage to existing vegetation. Minimize dust with periodic sprinkling when necessary. ***State Codes must be observed prohibiting parking, driving or placing hardscapes over septic leach fields.***

Culverts – If called for, install the roadside culvert **at the commencement of excavation**. The edge of the pipe should be rounded or flared to improve flow. Place rocks around the inlet to prevent scouring. Culverts must discharge to a stable drainage way. Install a rock apron below the outlet (using 4”-6” rock) and a slope of no more than 1:2. Suggestion – A prefabricated galvanized flare at both the inlet and outlet is recommended to avoid collapse of the culvert and minimize erosion. The addition of a large boulder above each end has been found to minimize shortcutting by delivery vehicles.

Permanent Control Measures: Driveway and Parking Area Stabilization – As soon as driveways and parking areas are graded, they are to be covered with a 4” compacted layer of Type 2 base.

Infiltration Systems – Runoff from all impervious surfaces, including roof tops, driveways, and areas where the soil has been packed down, must be infiltrated in some manner. A typical system is a rock filled (infiltration) trench or basin (dry well).

Exterior Lighting – All exterior lighting is to “wash” walls, or illuminate walkways or vegetation at ground level inside the building envelope. No light is to be directed outward from the building envelope onto neighbors’ property. ***One low-level light from a hidden source may be directed onto street numbers at the driveway entrance.***

Information and Conditions for Contractors - continued

Deviation from Approved Plans – Any deviation from approved plans ***must be submitted to the Grandview Ranch AC for approval BEFORE construction*** of the deviation. This ***applies to all phases*** of the project, e.g. grading, foundation layout, framing, roofing, exterior finishes, exterior lighting, hardscaping and landscaping.

Fines – ***The Grandview Ranch AC reserves the right to fine Property Owners for violations of these conditions.***

Acknowledgement – The undersigned hereby acknowledges that he/she has met with the AC, has received, reviewed and understands the above rules, will abide by these rules throughout the construction process, and will inform all subcontractors and workers of their need to follow these rules and common courtesies.

NOTE: THE ABOVE ARE THE MINIMUM REQUIREMENTS. ADDITIONAL INFORMATION, REQUIREMENTS AND RESTRICTIONS MAY BE IMPOSED AT THE SOLE DISCRETION OF THE AC.

Homeowner

Date

General Contractor

Date