

# Grandview Ranch Homeowners Association Agreement, Information and Conditions for Contractors

## ***This information is to be shared with all sub-contractors & their employees***

**Contractors Compliance Deposit** – The Owner or Owner’s general contractor will provide a \$3,000 deposit with this signed document, before the construction access permit will be provided. Upon approval of landscape plans, the owner’s landscape contractor will provide a signed copy of the document with a \$1,500 deposit. The deposit less any applicable fines will be returned to the contractor upon successful final construction or landscape inspection of the property by the Architectural Review Committee (ARC). All fines as a result of violations of the rules defined below will be subtracted from the deposit.

**Violation and Fine Procedures** – When there is a violation of the construction rules, The property manager will provide the contractor one (1) warning letter. Subsequent violations of any of the rules will result in a \$500 fine per violation.

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

- Construction work hours are from ***7:00 AM to 6:00 PM Monday - Saturday.***
- No loud music.
- No blowing debris.
- No pets on the premises.
- Speed of all vehicles within Grandview Ranch is limited to 25 mph
- No food or wet garbage to be left on-site
- No washing down of ready-mix trucks outside of the building envelope.
- No dumping of well drilling sludge into drainage ditches
- Installation of a culvert (defined below) and gravel surface is required 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 will be treated as a rule violation. 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 ARC. Contractor is to provide a location for concrete truck wash-down within the building envelope

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. 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***.

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 – 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. Suggestion – A prefabricated galvanized flare at both the inlet and outlet is recommended to avoid collapse of the culvert and minimize erosion.

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).

Deviation from Approved Plans – Any deviation from approved plans ***must be submitted to the Grandview Ranch ARC 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.r

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Acknowledgement – The undersigned hereby acknowledges that he/she has met with the ARC, 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 ARC.**

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

\_\_\_\_\_  
General Contractor

\_\_\_\_\_  
Date