

## **Gold Mountain Home Owners' Association Design Review Committee Contractor Construction Regulations**

Before construction begins the Contractor must post a Construction Deposit of \$3,000.00 with the Gold Mountain Home Owners' Association (GMHOA). Should it become necessary for the GMHOA to remedy any violation of these regulations, the cost of such remedy may be charged against the deposit. The Contractor's Deposit will be refunded upon the receipt of the *Notice of Completion* by the owner and satisfactory completion of all requirements of the Final Construction Review.

The following regulations will be followed during the construction process.

1. All applicable Occupational Safety and Health Act Compliance (OSHA) regulations and guidelines must be strictly observed at all times.
2. The exterior construction daily work hours are 7:00 am to 6:00 pm Monday through Saturday. Exterior construction or construction causing noise beyond the walls of the new residence is NOT allowed outside of the daily work hours.
3. At least one fully operable ten pound ABC rated dry chemical fire extinguisher will be present and available in a conspicuous place on the construction site at all times. A water source will be established on site as soon as possible.
4. Tree removal must be approved by the Design Review Committee (DRC), the Fire Safe Committee and California's Department of Forestry and Fire Protection. Any additional trees to be removed must be marked prior to the preconstruction meeting. Thereafter, any trees that the Homeowner or Contractor wishes to remove must be marked and submitted to the DRC for approval before the tree may be removed.
5. A builder's sign is permitted but must be no larger than sixteen square feet. In no case shall the use of florescent, metallic, reflective or bright metal colors be used as print on the sign or as the main sign color. Signs shall be placed no closer than twenty feet from the edge of the street. The sign must not be posted on trees, fences, vehicles or windows. No other signs may be posted on the building site. The sign must be removed after residence completion.
6. The committee must approve construction trailers or portable field offices before being placed on the job site. No other vehicles such as trailers, boats, etc. may be parked or stored on the job site. No one is allowed to live on the premises during construction.
7. A green construction fence must be erected at the start of the project before any large equipment is on the job. It can be moved to allow access for trenching utility lines and digging of the septic system but it must be replaced as soon as possible to prevent damage to native vegetation. The Homeowner needs to replace any native vegetation that is damaged at the completion of construction.
8. All trash shall be contained in a dumpster within the construction fence and shall be disposed of regularly to prevent littering of the lot and adjacent areas around the job site.
9. Washout of concrete trucks or the washout of equipment by sub-contractors must be contained within the building envelope and shall not be allowed to flow off of the building lot. No changing of oil or servicing of any vehicle or equipment on the site is allowed.
10. Adjacent lot areas or common areas may not be used for any staging of equipment or parking or temporary placement of excavation materials. Damage to other property resulting from construction must be repaired promptly at the expense of the Contractor. All common areas and open space must be protected.
11. Radios or other equipment playing music on construction sites are to be played at reasonable sound volume levels so as not to disturb neighboring properties.
12. Cigarette butts may not be discarded on the construction site or on Gold Mountain roadways.
13. Construction crews may not park on or use other lots or open space for parking. Construction vehicles and machinery shall be parked only within the Building Zone and the fenced

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construction site or in areas designated by the Committee. If space within the Building Zone is insufficient, parking of vehicles is permitted on streets adjacent to the lot provided such parking is on one side of the street only and does not inhibit traffic or emergency vehicles. In no case is parking of construction machinery allowed on the street.

14. If any blasting is required, a permit must be obtained and the DRC must be informed in advance to allow for the proper notification of surrounding neighbors.
15. Gold Mountain roads and access gates are to be protected. Since the Homeowner is NOT to give out the GM Homeowner gate code, contractor/subcontractor gate codes must be obtained from the GMHOA office. Do not manually lift or lower the gates. Contractors are responsible for any damage to roads and gates done by subcontractors or suppliers during the project.
16. Pets brought into Gold Mountain must be secured at all times, either in the residence, in a vehicle or tethered.
17. The Contractor is responsible for controlling dust and noise at the construction site. Dust may need to be watered down during dry and windy conditions.
18. DRC Members will inspect building progress during the project's duration at least monthly.
19. A benchmark for measuring elevations is required for verification of key inspections: excavation and tree removal, foundation and finished floor, roof framing to confirm building heights and final construction review when the exterior is finished. The elevation benchmark must be established prior to any site work and may not be removed until the final completion has been approved by the DRC.
20. DRC approval is required for all exterior plan modifications made after the final plan approval. Failure to obtain prior approval can result in unnecessary delays and potential fines. All construction must comply with the final approved building plan. Any changes not approved by the committee must be revised to comply with the original plan as stated in the DRC Guidelines and the GMHOA Covenants, Conditions and Restrictions (CC&Rs).

It is the responsibility of the Contractor to follow the above regulations and to ensure that all subcontractors working at the building site follow these regulations.

If at any point of construction the contractor's deposit is depleted due to fines caused by violations, all construction will be stopped until the contractor's deposit is replenished by the Contractor.

**Date:** \_\_\_\_\_ **Lot Number:** \_\_\_\_\_

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

**CONTRACTOR**

**HOMEOWNER**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Name (please print)

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Address (please print)

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