



CONSTRUCTION RULES AND REGULATIONS

The purpose of the Construction Rules and Regulations is to promote the orderly development of homesites, to avoid unnecessary damage to the site and adjacent properties, to minimize construction impacts on the neighborhood and to implement agreements between Riverwalk Estates, it's homeowners and Gunnison County.

Each Owner is responsible to implement these Construction Rules and Regulations with their contractors, sub-contractors, suppliers and all others associated with the construction on the homesite. These rules and regulations apply to the new construction or remodeling of a home or detached building.

SAFETY

The Owners and Owners contractors, sub-contractors, suppliers and all others associated with the construction on the homesite are required to comply with all governmental safety regulations for construction activities arising from the homesite. The Owners shall ensure that agreements with contractors, sub-contractors, suppliers and all others associated with the construction on the homesite provide for construction site safety and cleanliness.

EROSION CONTROL AND DRAINAGE

Erosion control measures shall be installed prior to any construction activity on the site. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activities shall cease until erosion controls and any damages are repaired.

HOMESITE ACCESS

Homesite access is restricted to and from the street frontage of the homesite. Access or egress across other properties is prohibited.

RESTORATION OR REPAIR OF PROPERTY DAMAGE

Any damage or scarring of other properties including but not limited to other homesites, driveways, roads, curbs, gutters and other public street improvements is not permitted. Should such damage occur, it shall be repaired promptly at the expense of the Owner.

CONSTRUCTION TRAILERS/PORTABLE OFFICES

A single construction field office may be approved for placement on the homesite during the construction period.

STORAGE OF MATERIALS AND EQUIPMENT

At the Owner's risk, the Owner and Owner's Contractor are permitted to store construction materials and equipment on the construction site during the construction of the home. Such materials and equipment shall be placed, properly covered and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the site more than 3 days prior to the commencement of construction.

SITE CLEANLINESS



Each construction site shall be kept neat and orderly to prevent a visual nuisance for other properties and the community. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis.

Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. Wind scattered debris shall be retrieved immediately and disposed of properly.

Trash and debris shall be removed from the construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in Riverwalk Estates. Mud, dirt, gravel or debris resulting from construction activities on the site shall be removed promptly from streets and adjacent properties.

SANITARY FACILITIES

Each construction site shall have adequate sanitary facilities on site during construction. Such sanitary facilities shall be placed on the site to minimize the visual impact of the facility to adjoining properties.

VEHICLES AND PARKING

Use of other homesites for construction parking is not permitted. All construction vehicles and equipment shall be parked on the homesite under construction and not on subdivision roads or streets. All vehicles should follow posted speed limits within the community.

CONSTRUCTION HOURS

Construction hours are limited to the following:

- Monday – Friday: 7:00 a.m. – 7:00 p.m.
- Saturday: 8:00 a.m. – 6:00 p.m.
- Sunday/Holidays: No outside construction or construction support activities are permitted at any time on Sundays and the following Holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

After Hours:

- Construction work and all of its support machinery and activities that occur within a fully enclosed structure are permitted any day from 8 a.m. until 9:00 p.m. provided that no noise, light or smell disturbance can be detected from off the site. This provision may be revoked on any job site upon the first complaint of a violation.

CONSTRUCTION NOISE

Use of radios, CD players, etc. shall be restrained so that no noise from such players shall be heard from off the site. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with adequate time to complete the pour within the allowed construction hours.



DOGS

All dogs shall be kept confined to the Owner's Lot or attached to a leash or other suitable control device at all times.

MISCELLANEOUS CONSTRUCTION POLICIES

The following miscellaneous construction policies apply to all owners, contractors, sub-contractors, suppliers and all others associated with the construction on the homesite:

- Changing of oil on any vehicle or equipment, or discharge of oil or other vehicle products onto the ground, utility structures, or into waters of the site is prohibited.
- Concrete trucks and related equipment wash-out or disposal of excess concrete is prohibited.
- Removal of plant materials, or topsoil from any property other than the subject homesite is prohibited.
- Only one construction sign (no larger than 2'x2') is permitted on each homesite.
- A minimum of one 1016 ABC rated dry chemical fire extinguisher shall be located and immediately available on each construction site.

INSURANCE

Until the improvements on any lot are completed, the Owner of such lot is required to carry builder's all risk property damage insurance, with a policy limit equal to full replacement cost of improvements and personal property.

ENFORCEMENT

Article 4 of the Responsible Governance Policies for Riverwalk Estates provides the Riverwalk Estates Homeowners Association the power, duty and procedures to impose fines and other sanctions for violations of rules and regulations of the Association.


SECRETARY