

**“Exhibit H”  
CONSTRUCTION RULES & REGULATIONS**

**Lot #** \_\_\_\_\_ **Address** \_\_\_\_\_ **Owner** \_\_\_\_\_ **Date** \_\_\_\_\_

- 1) **Any violations of these or any other regulations stated in the Development Standards may result in a fine.**
- 2) A fine amount of **\$250** may be deducted from the construction deposit for the first violation of these requirements by the builder or any subcontractor. Deduction for a second violation may be **\$500**; third violation **\$750**. After a third violation, work must stop until additional deposits have been made to return the construction deposit to the original deposit amount. Any subsequent violations will continue to increase this deduction by **\$100** for each violation by the same builder/contractor at any job site in Pine Canyon.
- 3) **No construction of any sort may commence until the plans are approved by the ARC.**
- 4) Any changes in materials, colors, or design from the approved plans must be re-approved by the Architectural Review Committee.
- 5) Prior to start of construction, the Owner must post a **\$3,000** refundable deposit (or other amount for additions to existing homes if required) with the association to insure compliance with these rules and requirements.
- 6) **Construction work can only be performed Monday through Saturday between the hours of 7:00AM and 6:00PM. No construction work is allowed on Sunday.**
- 7) Construction of a dwelling unit shall be completed within (18) months of commencement.
- 8) No construction equipment or materials may be placed on, or left in, the street or on neighboring property. This includes dumpsters, overnight vehicles and portable toilets. Any construction materials and equipment left on the site must be contained within the building envelope or driveway. Contractor vehicles may at no time block neighbor’s driveways, and if workers cannot park on the lot, they may park only on one side of the street to avoid congestion.
- 9) *No open fire on construction sites and no smoking except inside a car, truck or closed- in (dried- in) house.*
- 10) Fire extinguishers must be conveniently located at the construction site. A minimum 5/8 diameter hose connected to a water supply shall be ready for immediate use to any area of the construction site.
- 11) Generators not permitted beyond the first six weeks of construction.
- 12) No music or other entertainments sounds may be played at a job site except where the source is inside a closed-in house, with the volume low enough so that it is not audible to any neighbors. Owners and contractors are responsible for policing the actions of their subs in this regard. Failure to do so will result in a ban on any music at this and other Pine Canyon job sites of this contractor.
- 13) A builder may at his/her option place a sign at the property during construction, but such sign must conform to the signage requirements in Sec. 4.4 above.
- 14) No thinning or clearing of trees and undergrowth may be done without the prior approval of the ARC.
- 15) No pet may be brought into Pine Canyon by contractors/workers (unless they are also Pine Canyon residents).
- 16) Any dirt, mud, oil, concrete, or other damage to any street caused by a contractor or any of his subcontractors must be cleaned up or repaired immediately by the contractor.
- 17) Concrete “washout” debris may not be dumped in ditches, streets, setback areas, natural landscape, or in any location other than the already-disturbed ground at the immediate building site. Any washout debris dumped on the lot during construction must be completely removed prior to final inspection.

**Contractor certification:** I hereby certify that I have read this entire document and these specific construction rules. I understand the rules and requirements listed herein. I understand that should I fail to abide by these rules the deposit may be at risk.

**Pre-existing damage / other site notes:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor Signature \_\_\_\_\_ Company \_\_\_\_\_ Date: \_\_\_\_\_

Inspector Name / Signature \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_