

The Master Subdivision of The Seasons at Tiara Rado
Design Review Committee
Construction and Renovation/Repair Requirements

The purpose of these construction and renovation/repair regulations is to promote the orderly development of construction and/or renovation/repair of homesites, avoid damage to the site and adjacent properties, and to minimize disruption to the neighborhood resulting from construction/renovation/repair. Each Owner is responsible for compliance with these regulations by his/her contractors, subcontractors, suppliers, his/her employees, and any others associated with construction/renovation on the homesite. Applicable requirements are specified in the Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Master Subdivision of The Seasons at Tiara Rado Article 11. In addition, specifics include:

1. The Owner is responsible for compliance with all governmental safety regulations regarding construction/renovation activities at her/his homesite. The Owner is responsible for agreements with contractors, subcontractors, suppliers, their employees and other agents to ensure site safety and cleanliness.

2. Erosion Control and Drainage

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

3. Homesite Access

Homesite access is restricted to and from the street frontage of the homesite. Ingress or egress across other properties is prohibited unless prior written permission from affected homeowners is authorized and documented by the Board of Directors.

4. Restoration or Repair of Property Damage

Any damage to other properties including but not limited to other homesites, driveways, roads, curbs, gutters, and other public street improvements or Association properties will be repaired and/or restored promptly at the expense of the owner.

5. Construction Trailers/Portable Field Offices

A single construction field office may be approved for placement on the homesite during the construction period. Subject to City ordinances, trailer parking is permitted on the street if vehicles can pass in both directions.

6. Storage of Materials and Equipment

At Owner's sole and absolute risk, the Owner and contractor are permitted to store construction materials and equipment on the construction site during construction. 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 one week prior to the commencement of construction.

7. Site Cleanliness

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. Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. No dumping, burying or burning of construction debris is permitted on any property in The Seasons. Owner and contractor shall inspect the construction site regularly to prevent visual nuisance for other properties. Mud, dirt or debris resulting from construction activities on the site shall be removed daily from streets and adjacent properties.

8. Construction Noise

Use of audio devices shall be restrained so as not to be a nuisance on any adjoining property or public street. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with adequate time to complete the pour within authorized construction hours.

10. Vehicles and Parking

Use of other homesites for construction parking is not permitted. Construction vehicles and equipment may be parked on the homesite or on public roadways so as not to disturb the flow of traffic or to block access to other homesites.

11. Construction Hours for Exterior Work

Construction hours are limited to the following:

Days

Monday through Friday 7:00 am to 7:00 pm

Saturday and Sunday 8:00 am to 6:00 pm

Sunday

No outside machinery operation is permitted.

12. Additional Construction Policies

The following miscellaneous construction policies apply to all Owners, contractors, subcontractors, suppliers and their employees onsite during construction:

--Concrete truck or equipment washout or disposal of excess concrete is permitted only on the subject home site and shall be removed prior to Certificate of Occupancy. Pollutants are prohibited from entering the street or other properties. Silt must be contained within the property.

--Only one general contractor construction sign on a new construction site no larger than 9 square feet is permitted. Subcontractor signs are permitted if they are placed on and within the 9 square feet of the general contractor's sign. Contractors are permitted to post one or more no trespassing signs. A required prominently displayed sign near the front of the property must list emergency contact numbers. Separate signs of contractors or suppliers performing renovation, maintenance or repair work in the subdivision are not permitted.

The Design Review Committee schedules reviews when completed plans as per the requirements listed above are submitted. The DRC requires a face-to-face meeting between the committee and the owner or contractor for new build projects. After review by the DRC chair to determine

requirement completion, a committee review will be conducted within 30 days. Failure to comply with these Construction Regulations may result in a fine to be determined by the Board of Directors.

Please submit proposals to: DRC
477 Seasons Drive
Grand Junction, CO 81507

Questions may be addressed to the DRC at www.seasons.hoa.info.

5/4/14