

Edgemont Highlands Construction Guidelines



Updated April 22, 2019

These Guidelines have been written and will be enforced in order to assure that the improvements at Edgemont Highlands will be constructed in a safe and orderly manner with minimal disruption to neighbors and with maximum protection to the natural landscape. If General Contractor fails to correct any violation of these Guidelines within five (5) days of receipt of a written notice to General Contractor and Owner of said violation, then Edgemont Highlands Community Association may impose fines on owner of up to \$200 per violation per incident as determined by Architectural Review. See also Items M and N below for additional fines that may be imposed.

- A. Construction times are limited from 7:00 a.m. through 7:00 p.m. Monday through Friday and 8:00 a.m. through 5:00 p.m. on Saturdays and national holidays. There shall be no interior or exterior construction work on Sundays.
- B. Temporary living quarters on the jobsite are prohibited.
- C. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Highlands the Owner or General Contractor must obtain written approval from Architectural Review. Architectural Review will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Occupancy.
- D. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to eliminate any possibility of odors and must be placed in the least conspicuous yet practical location. Facilities must be placed on the lot and may not be placed in or over a ditch, in open space nor on the shoulder of the road.
- E. All jobsite debris must be either contained in a dumpster or contained onsite prior to being hauled off site. The exterior must be picked up on a regular basis to ensure that jobsite is neat and tidy and to prevent it from becoming an eyesore. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust. During excessively windy weather, dumpsters with lightweight debris must be covered by a tarp. Any trash that is blown onto the street or a neighboring lot must be picked up immediately.
- F. All on-site grading shall be mitigated by appropriate water use to avoid excessive dust.
- G. No burying or burning of trash, debris or other materials is allowed.
- H. General Contractor is responsible for ensuring that pets belonging to construction personnel are kept within vehicles or leashed at all times while within Edgemont Highlands, and except for during transport, must be contained on the lot under construction. If the pet(s) become a threat or nuisance to any person they shall be promptly and permanently removed from the jobsite.
- I. General Contractor shall keep noise to a minimum and shall ensure their Subcontractors do the same. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.

- J. Builder is responsible for the proper control of erosion during construction and for obtaining the required permit as follows. Per the Colorado Department of Public Health and Environment: You must obtain permit coverage (or an R-Factor waiver) to discharge stormwater from any construction activity that disturbs at least 1 acre of land (or is part of a larger common plan of development or sale that will disturb at least 1 acre). The owner or operator must apply for coverage under the Stormwater Construction Permit at least 10 days prior to the start of construction activities. The primary requirement of the Stormwater Construction Permit is the development and implementation of a Stormwater Management Plan (SWMP). The permit application includes guidance that must be followed for development and implementation of the SWMP.

- K. Owner, General Contractor and their employees and Subcontractors shall avoid causing damage to property within Edgemont Highlands, including open space, adjacent lots, roads and driveways. Accessing the lot being built on via open space or via adjacent lots is strictly prohibited, unless prior written authorization is obtained. If any damage occurs, it must be repaired and/or restored promptly at the expense of the General Contractor or the Owner of the lot.

- L. The General Contractor is required to exercise the utmost care in the protection of trees during construction. Before any work commences, all trees within close proximity to the construction area shall have protective fencing installed around the drip line if practical and around trunk if not practical to fence dripline. Additionally, any soil disturbance or compaction around the immediate adjacent area shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival.

- M. General Contractor shall be responsible for concrete washout debris to be contained within the lot being built on. Any breach of this may be subject to an immediate \$500 fine and General Contractor shall be responsible for all damage to be repaired within two days.**

- N. Any changes to exterior elements of a home must be submitted to EHCA Architectural Review prior to construction of those changed elements. If work is not done in strict compliance with submitted plans, an additional submittal fee of \$1,000 payable to EHCA may be required for each change. If changes are not acceptable to EHCA, Owner or General Contractor will be required to remedy unauthorized changes.**

These regulations apply to all subcontractors and other workers on site. It is General Contractor's responsibility to ensure that all workers on the jobsite are aware of and comply with these guidelines.

Signature below acknowledges my understanding and acceptance of the Construction Guidelines.

_____/_____/_____
 Name Title Email Name of Company

 General Contractor Signature Date

 _____/
 Name of Lot Owner(s) Email EH Lot Number and Street Address

 Owner Signature Date