

**CONTRACTOR'S RULES AND REGULATIONS
ARCHITECTURAL CONTROL COMMITTEE AUGUST 2006**

1. CONSTRUCTION REGULATIONS

Construction Regulations must be read and agreed upon before any construction commences. Owner, Owner/Builder and General Contractor (if used) must sign the Agreement. A meeting with the Owner and General Contractor is required **BEFORE** commencement of construction. The owner/general contractor is also responsible for any damage caused by their subcontractors and any costs incurred as a result. It is the owner's/general contractor's responsibility to inform all sub-contractors of construction rules and regulations. If general contractor is changed subsequent to pre-construction meeting, the new contractor must review and sign the Contractor's Rules and Regulations.

2. VIOLATIONS

Owners are responsible for all contractors, subcontractors, and workers. Violations of the Contractor's Rules and Regulations, Blue Heron Resort Rules and Regulations, Blue Heron Resort CC&R'S or deviations of plans approved by the Architectural Control Committee may result in any or all of the following:

- A. A construction stop order.
- B. Access to the Blue Heron Resort denied to all contractors, subcontractors, and workers
- C. Corrective action may be taken directly by the Association if requests to correct violations are not completed by the contractor or owner. For example, signs in violation of the accepted specifications may be removed by the Association if not removed by the owner or contractor. Any cost incurred due to corrective action will be the responsibility of the owner.

3. CONFORMITY TO APPROVED PLANS

All construction must be completed in accordance with the Environmental Control Committee's approved plans. **The Architectural Control Committee must approve ANY CHANGES to these plans.**

4. GRADING

NO GRADING IS ALLOWED IN THE OPEN SPACE EASEMENT.

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5. WORK HOURS

Monday - Friday 7:00 a.m. to 5:30 p.m.

Saturday 8:00 a.m. to 4:00 p.m.
Sunday/Legal Holidays NO CONSTRUCTION

6. LARGE TRUCKS

All dirt moving vehicles, redi-mix trucks, and all multi-axle trucks and heavy load vehicles are to use the entrance gate in closest proximity to lot destination.

7. TRASH AND DEBRIS

All trash and debris must be confined to the construction lot and placed in a trash bin or container on the lot. All rubbish and trash shall be regularly removed from each lot and shall not be allowed to accumulate. Trash bin should be kept out of Association's right of way.

8. STREETS/CURBS

Owners/Contractors are responsible for clean up of roadways on a daily basis. Soil must be kept off streets by use of sandbags or whatever other means available. Contractors are responsible for any concrete spills on roadways from redi-mix trucks en route to their job-site. Gravel (3/4" minimum) should be applied at driveway entrances. Soil build-up on streets must be shoveled back on to the site daily. **THIS RULE WILL BE STRICTLY ENFORCED. ANY LOT NOT CONFORMING TO THIS REQUIREMENT WILL BE ASSESSED A FINE TO COVER THE COSTS OF REMOVAL OF THE DEBRIS BACK TO THE CONSTRUCTION SITE WITHOUT EXCEPTION.**

Owners/Contractors are responsible for damage caused to streets and curbs.

9. BUILDING SITE

All construction materials, trailers, toilets, equipment, and construction signs must be at least twenty five (25) feet back from the curb and not in the open space. Driveways should be poured and completed as soon as possible within 6 months of completion of home. Vehicles should not be driven on lots in wet conditions. All redi-mix trucks must clean out on lot where pour is made.

Vehicles and equipment, which are currently involved in the construction process, may be kept overnight on the construction site. Use of adjoining lots for storage is not allowed without written permission from lot owner.

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10. PARKING

No overnight parking shall be permitted on any portion of the private streets

11. SIGNS

During construction, there will be only one (1) job identification sign no larger than 18 x 24 inches (CC&R'S, Article IV, Section 6). A copy of a permissible sign is available through the Architectural Control Committee. The sole cost of design, placement and removal of this single approved sign shall be the sole cost of the contractor. All signage shall be removed after construction has been completed.

12. SPEED LIMIT

The speed limit is 15 MPH. This speed is strictly enforced and may be with Radar controlled equipment.

13. TREES

Must be maintained by the owner during the construction process and cannot be removed without the written approval from the Architectural Control Committee. No deforestation is to be permitted without the aforementioned approval.

14. FINE PROCEDURES

A. If a violation occurs, and the problem is not corrected in a timely manner, a fine will be imposed. **(A construction stop order may be issued if deemed necessary.)**

B. The owner will be notified of such fines and will be given an opportunity to attend a meeting and show just cause why the fine should not be assessed. If just cause can be shown, the fine will be dismissed. If the owner fails to show just cause, the fine will be assessed (CC&R'S, Article III, Section 13, (3) Enforcement by Lien.)

15. INSURANCE

The Contractor and all subcontractors shall provide comprehensive insurance coverage during construction in the minimum amount of \$1,000,000.00 and shall name the Blue Heron Homeowners Association as additional insured.