

# Southview Trails

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## CONSTRUCTION RULES AND REGULATIONS

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The following Construction Rules and Regulations are applicable for all construction at Southview:

1. No construction (including any site preparation, removal of trees, etc.) shall occur prior to the owner receiving final written approval from the Southview Trails Community Association's (STCA) Architectural Control Committee (SACC) of both the building and landscaping plans. Preliminary clearing may begin after obtaining approval from the SACC. No construction shall proceed until a pre-construction site survey has been conducted by the STCA's Management Company (herein referred to as HOAMCO). Contact HOAMCO at 928-776-4479 to schedule a pre-construction site survey.
2. No changes to or alterations of the approved building or landscaping plans shall be executed without first submitting revised plans and receiving written approval from the committee.
3. Contractors/Owners are responsible for and shall be required to pay for or effect the repair of any damage of streets, curbs or surrounding property as well as the clean-up of debris or mud-tracking caused by their own, their sub-contractor's or their supplier's actions. Any existing damage must be reported to HOAMCO before starting construction.
4. Contractors must place stakes and strings along the lot lines where feasible. Where large boulders are situated along the property line(s) making it impossible to encroach on the adjacent property, staking and stringing shall not be required. If boulders are to be removed, staking and string shall be required. Contractor shall also inform their sub-contractors that encroachment onto adjacent property is not allowed. The only exception will be if the contractor/owner receives approval from the adjacent property owner(s) in writing with a copy provided to SACC in advance of any encroachment.
5. The existing STCA's drip irrigation line in the area immediately adjacent to the sidewalk or curbing shall be protected during the course of construction so as not to damage or cut the waterline. Whenever in the course of construction it is necessary to break into this line, prior notification shall be given to HOAMCO and it shall be reconnected and made fully serviceable within a period not to exceed 72 hours. A sleeve shall be provided to contain the existing drip irrigation line in the right of way (immediately adjacent to the sidewalk or curbing). The sleeve shall be a 1½" minimum diameter Schedule 40 plastic pipe placed under driveways, mailboxes, monuments and walks. This allows for repairs or replacement of the line.
6. Use of any adjacent property owner's utilities is prohibited unless prior written permission of the owners of the property is obtained in writing. A copy of the letter shall be submitted to SACC.
7. Construction working hours are limited as follows:

<b>Monday through Saturday</b>	<b>7:00 a.m. to 6:00 p.m.</b>
<b>Sunday</b>	<b>NO CONSTRUCTION ALLOWED</b>
8. A trash container shall be provided on the jobsite so that construction debris, cans, bottles, paper wrapping and other trash may be properly discarded. Where possible the container shall be placed within the confines of the lot. All construction debris shall be placed in the container, not piled along side of it. Containers shall not be filled to overflow capacity which causes debris to fall out or blow away. The jobsite shall be kept neat and "picked up" on a regular basis.

9. Contractor and sub-contractors and their respective employees shall obey the established speed limits within Southview. For the safety and consideration of existing Southview homeowners, parking shall be on one side of the street only to allow clear passage for traffic, garbage pickup and emergency vehicles.
10. Any workers bringing a dog or dogs to the jobsite shall keep such dog(s) under control and on a leash or keep such dog(s) inside a vehicle.
11. In accordance with Paragraph 3.25 of the CC&R's, no playing of radios, tape decks, etc., which is objectionable to property owners, is allowed on the job site.
12. Tapping into the STCA existing irrigation system is strictly prohibited.
13. During construction, a General Contractor is the only business permitted to have a sign on the property and then only one sign. The Contractor sign shall be no larger than 18 x 24 inches with a dark colored frame and mounted no higher than 18 inches from the ground. No financial institutions or sub-contractors are allowed to display signs. All signs must be removed at the time of occupancy or close of escrow.
14. Refer to the Construction Violation Notice for the procedures that have been established for implementation and appeal of construction fines in the event that a construction violation occurs.
15. Construction of the home is to be completed within the required twelve month period (See Section 3.20 of the CC&Rs).
  - (a) The **"start date"** is defined as when the City of Prescott building permit has been issued and received by HOAMCO, all applicable construction contracts have been completed and signed, the preconstruction meeting with HOAMCO has been completed and the ground is disturbed or moved or construction activity on the site is otherwise commenced.
  - (b) **"Completion"** is when final inspection is completed and approved by SACC and the site has been cleared of all construction equipment, material and signs: the street has been cleared of all vehicles and debris, final city inspection has been received and any offsite damage has been repaired. The owner/contractor is to call for a final inspection by SACC or its representative.
16. Landscaping for speculation homes shall be completed within three months of completion of the home. (See 15 (b) above).