

## **WILD RIVER OWNERS ASSOCIATION**

### **GENERAL CONTRACTOR GUIDELINES**

General contractors, sub-contractors and other workers providing services in the Wild River community shall abide by the CCR's, Rules and Regulations, ARC Guidelines, and conditions under which approval for residential construction or remodel by the Architectural Review Committee was granted. Property owners are responsible for worker violations of the guidelines and may be subject to a Class C fine of \$250 per occurrence.

1. Prior to submitting to the ARC an application for new construction or remodel, the contractor is responsible for correctly identifying all **property corner pins**. If corner pins are not readily identifiable, a licensed surveyor must be retained to locate them such that they are clearly visible for the ARC to review.
2. Prior to new construction, a **gravel transition** between the roadway base and the entrance to the property will be created to prevent breakdown of asphalt at the road's edge.
3. No **animals** are allowed on the jobsite, whether inside or outside of a vehicle.
4. No **smoking** is permitted on the jobsite.
5. **Radios/other sources of amplified music** are not allowed on the jobsite other than that which is confined to the indoors during interior work once the house is closed in. Music volume must be controlled such that it cannot be heard from the outside.
6. A **portable toilet** shall be made available for workers at the jobsite prior to the commencement of construction activity until permanent toilets are functional. Location of the toilet shall be subject to ARC approval.
7. **Construction vehicle travel on adjacent private property** is prohibited.
8. **Construction vehicle travel on common area** is prohibited without prior ARC permission; ARC permission may be provided for a specific purpose only. In such instances where encroachment on common ground is permitted, common area must be restored to its natural state.
9. **Trespassing** on adjacent lots or common areas is not permitted.
10. **Construction vehicle and heavy equipment parking** on common area adjacent to the paved roadway is permitted only when necessary and only on one side of the street. On such occasions, vehicles must be parked parallel to the road surface with 2 wheels on the pavement. In all cases, care must be taken such that roadway parking does not impede access of emergency vehicles or equipment. No overnight on-street parking of construction vehicles or heavy equipment is permitted.

11. **Temporary construction trailers** may be permitted to be stored on the property during the construction period, subject to ARC approval. Trailers must be removed within 15 days of completion of construction.
12. **Building materials** are to be stacked and stored on the jobsite within the lot boundaries. Storage of building materials on adjacent lots or common areas is not permitted.
13. The building site is to be kept **free of litter and construction debris**. An onsite receptacle for construction debris must be provided. Receptacles for workers' personal trash must be covered and emptied when full.
14. **Warming fires** during colder winter months are subject to and must comply with La Pine Fire District burning guidelines. Burn barrels must be equipped with appropriate screens.
15. **Construction work hours** are from 7:30 AM to 6:00 PM, excluding Sundays and holidays. Special requests for work activity occurring outside of normal hours may be permitted on a case-by-case basis, subject to ARC approval.
16. The **speed limit** on all Wild River private roadways is 15 miles per hour. Contractors and other workmen must abide by the speed limit at all times when entering and exiting the community.
17. **Work stoppage** may be required if a project encroaches into a setback or the project significantly deviates from the plan approved by the ARC, including failure to adhere to the conditions imposed by the ARC when the Committee rendered the approval.
18. All **construction equipment and debris** must be cleared from the jobsite within 30 days of issuance of the Certificate of Occupancy.

**ADDRESS OF JOBSITE:**

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**OWNER(S)**

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Name

Date

**GENERAL CONTRACTOR**

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Name

Date