

8. CONTRACTOR RULES AND REGULATIONS

The Rules to be followed by owners and their contractors during construction at Rimrock.

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.

VIOLATIONS

Owners are responsible for all contractors, subcontractors and workers. Violations of the Contractor's Rules and Regulations, **Rimrock** Design Guidelines, **Rimrock** CC&Rs or deviations from the Environmental Control Committee approved plans may result in any or all of the following:
An order to stop construction.

1. Denial of access to **Rimrock** for all contractors, subcontractors and workers.
2. Retention of a portion or all of the construction deposit. Any deposits retained by the Association may be in conjunction with a stop construction order until such deposits are replenished to the original amount.

3. 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.
4. Fines may be imposed and, if not paid, such fine amounts will be retained from the deposit amount. Construction stop orders may be in effect until any deposit amounts are replenished to the original amount.

CONFORMITY TO APPROVED PLANS

All construction must be completed in accordance with ECC approved plans. ANY CHANGES to these plans must be approved by the ECC. Failure to do so may result in retention of your deposit. Once final approval has been given, ALL changes must be listed on an IMPROVEMENT SUBMITTAL FORM, marked RESUBMITTAL
If there is a change on a submitted plan, (roof tile, color, structural, landscape, etc.) that is not listed on the FORM, that change will NOT be considered as a submission to the ECC.

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If you have more than one change, a separate FORM for each change is recommended. No approval can be given nor should be perceived given that is not accompanied by a RESUBMITAL FORM..

IDENTIFICATION

Each lot under construction must have the general contractor or homeowner sign a Contractor Entry Authorization form for all contractors to be kept on file at the Main Entry on Welk View Drive.

ACCESS TO RIMROCK

All construction vehicles and personnel must enter and exit only through the Main Entry on Welk View Drive.

All contractors, subcontractors and their workers or employees, are required to have a valid driver's license and vehicle insurance. Those not having both of these items will not be allowed driving access to RIMROCK. All vehicles must display on the dashboard a current Security Authorization pass good for ninety (90) days and limited to only the lot under construction. Transmitters and codes are solely for the use of lot owners. Unauthorized use of transmitters or codes by non-lot owners may result in confiscation of transmitters and/or a substantial fine.

WORK HOURS

Monday-Friday 7:00a.m. to 6:00p.m.
Saturday 8:00a.m. to 4:00p.m.
Sunday/Legal Holiday NO
CONSTRUCTION OR ACCESS ALLOWED

Legal holidays shall be defined as:
New Years Day, Memorial Day, The 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Including the day they are observed.

CONSTRUCTION AFFILIATES

Construction affiliates must be authorized in advance by the contractor giving the Association the name and appropriate lot number. All dirt moving vehicles, cement trucks, and all multi-axle trucks should get prior authorization before entering the property.

EROSION CONTROL

A method of erosion control on construction sites must be presented before construction commences.

All siltation runoff must be kept off streets, adjoining properties and (most importantly) around storm drains.

All sites requiring cut or fill applications will have greater erosion control requirements.

Use of fabric, sandbags, initial drainage systems and/or planting of banks will be required.

The type and degree of erosion control will depend on lot location, time of year and grading submitted.

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Contractors will be responsible for any damage sustained due to a lack of, or failure to control erosion from construction sites.

All denuded slopes should be planted within ninety (90) days.

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.

STREETS

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. 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 MAY BE ASSESSED A FINE.

BUILDING SITE

All construction material, trailers, toilets, equipment and construction signage must be at least ten (10) feet back from the curb. Driveways should be installed and completed as soon as possible and used for primary parking. Vehicles should not be driven on lots when soil is wet so as to prevent tracking mud onto the streets.

CURBS/STREETS

Contractors are responsible for damage caused to curbs. Homeowner's construction deposit will be refunded only if curbs are found to be in the same condition as was existing prior to commencement of construction.

PARKING

No overnight parking shall be permitted on any portion of the private streets. Guards, if utilized, must park on the lot and the Association must be notified prior to their presence.

STORAGE VEHICLES

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.

SIGNS

During construction, there shall be only one (1) job identification sign no larger than 18 x 24 inches. (Article IV, Section 6). Signage shall be removed after construction has been completed.

PETS

No pets of any kind will be permitted to come into **Rimrock**.

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SPEEDING

The speed limit is 20 mph except where posted.

NOISE

Boom boxes, loud radios or other loud noises will not be tolerated.

INSPECTIONS

Contractors are responsible for calling the Property Manager (see page 1-2 for contact information) for the following inspections:

Rough Grade - Call for inspection when your finished pad is completed and chalk lines are down. At this time, setbacks and grades will be verified. Verification of pad elevation is to be provided by pad certification, signed and wet stamped by the engineer of record. Foundation work cannot continue without this verification.

Framing Inspection - A rough framing inspection should be performed prior to any exterior finishes being applied to the structure. At this time landscaping plans should be submitted and approved.

Final Inspection - At this time, the following will be verified: elevations, landscape, and curbs.

Drainage - Final grade.

FINE PROCEDURES

1. If a violation occurs, a fine may be imposed. A stop work order maybe issued if deemed necessary.
2. 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.
3. Additionally, access to **Rimrock** may be revoked. Refer to POLICY ON ACCESS ADDEMDUM 5

FINE SCHEDULE

MINOR VIOLATIONS include, but are not limited to:

Signage violations, parking issues, violations pertaining to materials, equipment, toilets or construction trailers placed within ten (10) feet of right of way.

The minimum fine for Minor Violations will be \$50/day.

MEDIUM VIOLATIONS include, but are not limited to:

Dirty streets, trash not being placed in dumpster, illegal dumping on other lots, work during non- approved hours and unauthorized gate transmitter usage.

The minimum fine for Medium Violations will be \$100/day.

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MAJOR VIOLATIONS include, but are not limited to:

Commencement of construction or installation without written approval.
The fine for Major Violations will be \$2,000/day.

NOTE: Any violations—minor or major—may result in revocation of access to **Rimrock**. This action is subject to the sole discretion of the **Rimrock** Homeowners Association Board of Directors.

PROPERTY ACCESS

Any access to prepare, deliver or install any improvement must take place solely within the property owner's lot boundaries, preferably by way of the driveway and its prescribed apron to the street. This may be superseded only by written permission from the adjacent property owners, a copy of which must be submitted to the ECC upon delivery of the application to install and prior to any approval or work

The undersigned have read **ALL** the above and by execution hereby agree to the full terms and conditions set forth in the aforementioned.

OWNER:

CONTRACTOR:

(Signature)

DATE:_____

LOT#:_____

PHONE:_____

(Signature)

DATE:_____

PHONE:_____

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SCHEDULE OF FEES FOR RESUBMITTAL

- Structure under 500 square feet \$300.00
- Structure over 500 square feet \$500.00

ALL PLANS MUST BE SUBMITTED TO THE **RIMROCK** ENVIRONMENTAL CONTROL COMMITTEE FOR REVIEW AND APPROVAL. ANY CONSTRUCTION STARTED PRIOR TO WRITTEN APPROVAL IS SUBJECT TO A \$2,000 FORFEITURE.

The undersigned have read **ALL** of **Section 8: Pages 1 thru 9** and by execution hereby agree to the full terms and conditions set forth in the aforementioned.

OWNER:

CONTRACTOR:

(Signature)

(Signature)

DATE: _____

DATE: _____

LOT#: _____

PHONE: _____

PHONE: _____

GENERAL CONSTRUCTION RULES & REGULATIONS

1. Construction Hours: 7:00 am to 6:00 pm Monday through Friday and from 8:00 am to 4:00 pm on Saturday. Contractors, Sub-Contractors, Laborers and Landscapers will not be permitted on the Rimrock Estates Homeowners Association property on Sundays or designated Holidays. (Holidays are defined as New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day)
2. Please observe the posted speed limits throughout the Rimrock Estates Homeowners Association Community. Violators of the posted speed limits, and or reckless driving will be reported to Security, who may request that the violators be banned from driving a motor vehicle on the Rimrock Estates property.
3. All Sub-Contractors, Crews, Laborers and Landscapers are to enter and exit the Rimrock Estates property at the Welk View Drive Entrance/Exit ONLY. If you have not been given a gate code for a pre-approved specific delivery, you are not to enter or exit through the Meadow Glen Way entrance / exit gates at any time.
4. A valid driver's license and proof of current auto insurance is mandatory while driving any motor vehicle on the Rimrock Estates HOA property.
5. The Meadow Glen Way exit gate, is not to be used as an entrance. Violators will be reported as trespassing immediately to the Sheriff's Department.
6. Semi Tractor-Trailers and Heavy Equipment are not to enter using the Welk View Drive entrance, you are to use the Meadow Glen Way West entrance only. Obtain the code from Management Company in advance. 24 to 48-hour advance notice is recommended.
7. All Contractors, Sub-Contractors, Laborers and Landscapers are to get logged in and out at the Gate House at 9420 Welk View Drive. Person(s) who are not properly logged in with Gate Attendants, may also be reported as a trespasser.
8. Foot traffic of any kind is not permitted on Welk View Drive nor any other gate leading into the Rimrock Estates Community, you must obtain consent from the Gate Attendants.
9. As a reminder to all Contractors, Sub-Contractors, Laborers, etc. that the Gate Attendants are a representative of the Rimrock Estates Homeowner's Association, and that you are a guest of the Association. Any uncooperative behavior, verbal abuse, or any threatening actions towards the Gate Attendants or any resident/owner will not be tolerated. Any violators will be reported to the Sheriff's Department to have you removed from the Rimrock Estates Property, and a request to the Homeowner's Association will be made

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to have such person(s) permanently banned from the Rimrock Estates HOA property.

10. You are not permitted to bring pets of any kind to any of the job sites.
11. Person(s) without a valid driver's license and proof of current auto insurance will not be admitted.
12. Boom boxes, loud radios or other loud noises will not be tolerated.
13. Please do not flip cigarettes out of your vehicle; please dispose of them properly.

14. Person(s) who do not have authorization will not be admitted. Make sure that the Contractor that you are working for has you on their authorization list at the Rimrock Estates Main Entry on Welk View Drive.

15. Parking is restricted to the lot you are working on and only one side of the street immediately adjacent to the lot. If construction is taking place on lots adjacent to, or across the street from each other, it is the responsibility of the contractors to work out and enforce a parking arrangement that only utilizes one side of the street. All street parking is restricted to the asphalt surface, no curb jumping allowed. No other parking, including on other lots is ever permitted.

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Rimrock Contractor and Vendor List Entry Authorization

A signed copy of the Contractor Rules and Regulations must be on file for each project

BUSINESS NAME:

<i>General Contractor</i>	Name Of Contact	Phone Number
<i>Sub-contractor</i>	Name Of Contact	Phone Number
<i>Sub-contractor</i>	Name Of Contact	Phone Number
<i>Sub-contractor</i>	Name Of Contact	Phone Number
<i>Sub-contractor</i>	Name Of Contact	Phone Number
<i>Sub-contractor</i>	Name Of Contact	Phone Number
<i>Architect</i>	Name Of Contact	Phone Number
<i>Additional Vendor/ Type</i>	Name Of Contact	Phone Number
<i>Additional Vendor/ Type</i>	Name Of Contact	Phone Number

Homeowner name		Homeowner Signature	
Lot #		Address	
Phone #		Email	

