

Bulletin: New Construction/Major Remodeling

Caveat: This listing is not an attempt to list all of the rules and regulations from all of the Governing Documents, only those considered most germane to day to day activities

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Owners: Owner is responsible to ensure that new construction/major remodeling is done in accordance with the Governing Documents (By-Laws, Covenants & Restrictions, and Rules & Regulations) of La Viveza and Estancia Primera. No permanent development, construction, major modification, repair or decoration of any improvement within the Subdivision, no landscaping, or alteration of the vegetation or topography with the Subdivision; and no other activity which affects the character, quality, appearance or value of the Subdivision shall be undertaken without the prior written consent of the La Viveza and Estancia Primera ARB. Owners should include a provision in the Owner/Contractor Agreement such as, "When performing their work, contractor and its subcontractors shall comply with Governing Documents of La Viveza and Estancia Primera."

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Working Hours: Daily working hours shall be from 7:00 AM to 7:00 PM Monday through Saturday. Any exceptions must be approved by the ARB.

Operating Vehicles: Contractor and its subcontractors are expected to obey all traffic laws, including the posted speed limits, and to operate vehicles courteously and with respect to others at all times, and at no time operate a vehicle in a manner that would pose a threat or danger to any Owner, guest, tenant, occupant, Pet, wildlife, street structure or landscaping.

Parking: Trucks and other work vehicles may be parked on La Viveza only while loading/off loading. All trucks, cars, and other work vehicles associated with the construction shall be parked on Avendia Primera.

Damage: The Contractor is responsible for any damage to the Common Areas (includes Road) and Common Property. Such damage will result in forfeiture of all or part of the Performance Deposit. Contractor is responsible for all costs in excess of the Performance Deposit and is required to return Common Areas and Common Property to their pre-construction condition.

Port-a-Potty: Port-a-Potty shall be brown and it shall be placed at the garage or otherwise concealed from public view.

Construction Trash: All construction trash shall be contained in a dumpster. The dumpster shall be brown or green and it shall be placed at the garage or otherwise concealed from public view. The dumpster shall be tarped (covered) or emptied at a frequency necessary to ensure that trash can not be blown from the dumpster.

Building Materials: No building material shall be stored within the Subdivision except for such to be used in the construction project.

Construction Sheds/Buildings: During the term of and in conjunction with residential construction, the contractor is permitted to use a shed, tool box or other such container for small construction tools, personal items and the like. The container shall be brown or green and it shall be placed at the garage or otherwise concealed from public view.

Noxious Activities/Nuisances: No noxious or unreasonably offensive activities shall be carried on nor shall anything be done or placed on the Subdivision which shall or could become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to any Owner, tenant or occupant.

No Obstruction: There shall be no obstruction of, and nothing shall be constructed, placed or stored within, any Common Areas except as permitted by the Board.

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Departures: When planning the construction effort; Owner, in concert with his contractor, should identify needed departures from the above and present them to the Board for approval. During the course of construction, additional departures or adjustments to the previously Board approved departures may be needed. Owner should contact a Board member to seek Board approval. The Board encourages small, transitory accommodations to the construction effort be addressed on a neighbor to neighbor basis, if possible.

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Note: Capitalized words shall have the meaning ascribed to them in the Governing Documents. See Covenants and Restrictions, Article 1, Definitions.