

Montrachet Construction Standards

On the property all contractors and sub-contractors must comply with the following:

1. Construction work is not permitted before 7:00 am and after 6:00 pm CST or 7:00 am and 7:00 pm DST. All construction operations must cease, and the development cleared at these times. Delivery of construction material must also occur during these times. There will be no construction activity on Sundays. There are no exceptions. The following holidays are observed with no construction activity allowed: Christmas, Thanksgiving & New Year's Day.
2. Concrete pouring must be performed within the property lines and cease no later than 4:30 pm,
3. Alcohol is prohibited.
4. There will be no loitering or congregating on any property
5. Workers will proceed directly to their assigned jobsite.
6. Drivers are required to observe all traffic regulations.
7. The use of an adjacent lot without lot owner's permission for parking or material storage is prohibited.
8. Sanitation Units must be placed within/behind the mockup on site
9. Silt Fences and other erosion control measures must be in place upon beginning excavation and remain in functional order until landscaping has been completed.
10. Construction Entrances composed of rock must be in place upon beginning excavation and remain in functional order until landscape installation begins
11. Jobsites must be kept clean and orderly. All trash must be placed in secure containers or removed daily.
12. Builder is not allowed to touch the lot/property until getting approval from Town Architect.

Any variance to the above must have prior approval.

Comments, suggestions and the reporting of violations can be made to Montrachet's HOA:

Phone: _____

Email: _____

Montrachet Builder Agreement

I have read and given a copy of the Montrachet Residential Construction Standards to each of my sub-contractors and agree along with my sub-contractors to abide by all the stated Rules and Regulations. I understand that my company will be held responsible for any fines charged for violation of these standards and rules.

Builder/Company

Address of Job Site

Builder Representative Signature

Date

Schedule of Fines

Level 1 Violations: Initial Fine of One Hundred Dollars (\$100.00)

Level 2 Violations: Initial Fine of Two Hundred Dollars (\$200.00)

Level 3 Violations: Initial Fine of Three Hundred Dollars (\$300.00)

Level 4 Violations: Initial Fine of Two Thousand Five Hundred Dollars (\$2,500.00)

Fine Level Definitions

Level 1:

- Construction work is not permitted before 7:00 am and after 6:00 pm CST or 7:00 am and 7:00 pm DST. All construction operations must cease, and the development cleared at these times. Delivery of construction material must also occur during these times
- Silt Fences and other erosion control measures must be in place upon beginning excavation and remain in functional order until landscaping has been completed.
- Construction Entrances composed of rock must be in place upon beginning excavation and remain in functional order until landscape installation begins

Level 2:

- Concrete pouring must cease no later than 4:30 pm, and be performed within the property lines.
- Drivers are required to observe all traffic regulations.
- The use of an adjacent lot without lot owner's permission for parking or material storage is prohibited.
- Sanitation Units must be placed within/behind the mock-up on site
- Job sites must be kept clean and orderly. All trash must be placed in secure containers or removed daily.

Level 3:

- Alcohol is prohibited.
- There will be no loitering or congregating on any property
- There will be no construction activity on Sundays. There are no exceptions. The following holidays are observed with no construction activity allowed: Christmas, Thanksgiving & New Year's Day.

Level 4:

- Builder is not allowed to commence construction without TA/Design Review Approval

Any violation not directly referenced above is subject to, at a minimum, a Level 1 Fine Level Definition.

Montrachet
Residential Construction
Standards Notification of
Noncompliance

Contractor: _____

Issued to: _____

Address: _____

Lot: _____ Block: _____

Date of notification: _____ Time: _____

First notice: _____ Second notice: _____

You are in violation of the following:

- _____ Working on unauthorized days (Sunday/holidays)
- _____ Not complying with the 7 a.m. to 7 p.m. work hours
- _____ Failure to clean up tracked mud, rock or other debris
- _____ Misuse of adjacent lot
- _____ Failure to maintain perimeter silt fencing
- _____ Employee(s) loitering on other properties.
- _____ Using alcohol or other controlled substances on Property
- _____ Improper placement or lack of sanitation unit on job site
- _____ No trash container on site and/or unkempt jobsite
- _____ Traffic violation(s)
- _____ Working on lot/property without Town Architect Approval.

_____ Other/Remarks: _____

You are hereby requested to cease or correct the offending action(s):

- _____ Immediately
- _____ Within 5 days of notification
- _____ Other: _____

Montrachet's HOA

Date