

Montrachet Construction Standards

The rules provided below for all builders, contractors and sub-contractors operating on the Montrachet property have been developed to promote a safe and secure work environment. Your cooperation is expected and appreciated. Repeated violations by builders, contractors, sub-contractors and individuals will be cause for denial of access to the property. The Board of the Montrachet HOA reserves the right to amend these rules and regulations.

Contractors and Sub-Contractors must provide the information below to the Security Officer at the gate upon request to gain access to the property:

- Proof of **liability insurance** for each vehicle
- Builder's name
- Contractor's name
- Specific jobsite address

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. No children, pets, or animals are allowed on the job site.
5. There will be no loitering or congregating on any property.
6. Workers will proceed directly to their assigned jobsite.
7. Drivers are required to observe all traffic regulations.
8. The use of an adjacent lot without lot owner's permission for parking or material storage is prohibited.
9. Sanitation Units must be placed within/behind the mockup on site.
10. Silt Fences and other erosion control measures must be in place upon beginning excavation and remain in functional order until landscaping has been completed. All tracked mud, rock or other debris must be cleaned up immediately by the responsible parties.
11. Construction entrances composed of rock must be in place upon beginning excavation and remain in functional order until landscape installation begins.
12. Jobsites must be kept clean and orderly. All trash must be placed in secure containers or removed daily.
13. Loud or unreasonable noise, profanity, threatening or abusive language, inappropriate acts or gestures, will not be tolerated. Violators will be asked to leave the property immediately.
14. Fires are not allowed on site.
15. Firearms, open or concealed, are not allowed on the property.
16. Builder is not allowed to commence clearing or construction on the lot/property until receiving approval from Town Architect.
17. Any deviation from the approved set of drawings must be approved in writing by Town Architect.

Any variance to the above must have prior written approval from the Montrachet HOA. Comments, suggestions, and the reporting of violations can be made to the Security Officer at the gate, or at (817)889-0708, or to the Montrachet HOA at hoa@montrachetfw.com.

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.
- No stockpiling material of any kind.

Level 4:

- Builder is not allowed to commence construction without TA/Design Review Approval.
- Any deviation from the approved set of drawings that is not approved by Town Architect.
- All rock, dirt and other building materials are to be placed/stored on designated lot. Any materials dumped on adjacent lots or public roadways will be subject to fine.

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

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

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)
- _____ Violating 7 a.m. to 6 p.m. CST (7 p.m. DST) 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
- _____ Deviation from the approved set of drawings
- _____ Stockpiling material on the roads or of any kind
- _____ Inappropriate behavior or language

_____ Other/Remarks: _____

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

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

Montrachet HOA

Date