

RIVER ROCK ESTATES CONSTRUCTION STANDARDS AGREEMENT

In order to ensure a safe, neat and orderly construction site, River Rock Estates has established certain construction and safety requirements for the benefit of all owners and residents. This agreement is a document which requires signature by the lot owners and the general contractor and will become a part of the lot owner's permanent file. If lot owners are acting as their own general contractors then a signed construction agreement is still required.

It is of the utmost importance that anyone conducting construction activities use extreme care in preventing conditions that are unsafe, could contribute to fire or other hazards or negatively impact the overall subdivision or immediate neighbors. Lot owners are ultimately responsible for the actions of their contractors and subcontractors and are encouraged to require certificates of insurance for liability, workman's comp, and automobile.

Construction trailers, portable field offices, signage, etc.

Any owner or contractor, who desires to bring a construction trailer, field office or the like to a site, shall first apply for and obtain a written approval from the Architectural Review Committee. Such temporary structures shall be placed only in an approved location, which will be identified on the plot plan, and shall be removed upon completion of construction. Neat and orderly appearance of the office or trailer must be maintained at all times. Provided, further, no such trailer shall exceed 320 square feet in size.

One construction sign will be allowed on each site for the project. The sign shall not exceed fifteen (15) square feet overall and shall be located within the property boundary visible from an adjacent roadway or entry to the project. The sign at a maximum may only contain the name, address, and telephone number of the owner, the name only of the architect, contractor, lender, the project name, logo and location (filing/ lot). All parties listed must be shown in uniform type style, size and color.

Storage of material and equipment

Owners and contractors are permitted to store construction materials and equipment only on the construction site (owner's or builder's lot) and only during the construction period.

Materials shall be neatly stacked, properly covered and secured. Any storage of materials shall be at the owner's or contractor's risk; no security is provided.

Damage or trespass

Vehicles and delivery trucks shall not disturb or trespass on other lots or common area tracts of land. Concrete suppliers shall clean their equipment on the construction lot and not on other lots or any other part of the subdivision. The owner shall remain responsible for any necessary removal and clean-up by the contractor.

Owners and contractors shall not damage, trespass into or disturb other properties, including, but not limited to adjacent lots, open spaces (green belts), roads, culverts, driveways and/or other improvements. If any damage occurs, it will be repaired and/or restored promptly to the satisfaction of the Architectural Review Committee and at the expense of the owner.

Removing any rocks, plant material, topsoil or similar items from other lots or open spaces within the subdivision is prohibited.

Debris and trash removal

A trash receptacle of sufficient size must be maintained on the construction site. Trash and debris shall be covered or weighted down to prevent blowing off the construction site and be removed as necessary. Gravel, mud or debris resulting from construction activity on any construction site shall be promptly removed from public or private roads, open spaces or other portions of the subdivision. If not removed, the owner will be charged for its removal by a third party. Owners and contractors are strictly prohibited from dumping, burying or burning anywhere in the subdivision during construction.

Construction Hours

All construction activity is restricted to the hours of 7:00 A.M. to 7:00 P.M. Construction can take place outside of these hours if not producing noise that would disturb neighbors. The sound volume of radios may not interfere with the enjoyment of peace and quiet by the adjacent property owners.

Parking

Construction crews will not park on or otherwise use adjacent lots or open spaces. Private or construction vehicles and equipment shall not block roads at any time.

Driveways

All driveways shall be constructed in strict accordance to Section 27.1.7 of the Archuleta County Road and Bridge Standards and Construction Specifications and maintained according to those specifications at all times.

Trees & Vegetation

Any trees approved for removal during site excavation shall be promptly cleaned up, cut and neatly stacked as firewood or removed from the site. The ARC board must approve the removal of trees and/or vegetation prior to execution.

Excavation material

Excess excavation material must be hauled off the construction site and *out of the subdivision*. Owners and contractors are welcome to contact Architectural Review Committee to see if anyone is accepting materials for approved disposal on site.

Revegetation

Road and utility cuts shall be revegetated within thirty (30) days of the disturbance to avoid unsightly scars on the landscape. In areas that are to be revegetated, soil shall be scarified prior to the application of the seed. Slope surfaces should be roughened to provide seed pockets for increased germination.

Blasting

If blasting is to occur, the contractor must inform all residents in the area and take the necessary precautions to avoid damage to nearby properties.

Animals

No uncontrolled animals shall be brought onto the job site at any time. All dogs, contractor's and/or owner's, shall be leashed or otherwise restrained.

Portable toilets

A portable toilet is required at each construction site. Such facility will be located only on the construction site, locked during non-working hours and installed prior to work commencing on the foundation and removed upon completion of construction.

Access

Any member of the RREHOA Board of Directors, the Architectural Review Committee, and the Covenant Compliance Committee shall have unencumbered and unrestricted access to the site at any reasonable hour from the time the site improvement or construction starts until a Certificate of Occupancy is granted to check and inspect any construction or improvement project to ascertain that it complies with the submitted plans, the Property Improvement Procedure, and this Construction Agreement.

Construction permits

Construction permits are issued for a period of 12 months. An applicant may request a six months extension to complete the work.

Construction of a new building or re-modeling must be continuously pursued with reasonable diligence from the time of commencement until full completion. No building may be occupied until the Town of Pagosa Springs has issued a certificate of occupancy.

Approvals by the Architectural Review Committee and issuance of its building permit as well as a Town of Pagosa Springs building permit are required to start construction or site preparation. Requests for authorization to start site preparation (property improvement) before the issuance of a building permit must be made to the Architectural Review Committee.

The Town of Pagosa Springs and Architectural Review Committee building permits must be posted prior to commencement of any construction work in a well visible, conspicuous and prominent place at the entrance to the property.

An applicant is encouraged to arrange a conceptual plan review with a member of the Architectural Review Committee or staff to help the owner develop the best site plan for his/her lot. This preliminary review may clarify any questions about covenants and use of the property. This review is not a requirement for approval of the building application.

Preferred Builders

In order to maintain consistency, appearance and the desired esthetic effects of the subdivision the Covenants, Conditions and Restrictions (CC&R's) for River Rock Estates require any initial construction or exterior improvement of or to any structure within River Rock Estates estimated to cost in excess of Fifteen Thousand Dollars and No Cents (\$15,000.00) be constructed or improved only by one of the contractors listed below which list may be amended from time to time by the Board:

- 1. BWD Construction, LLC
- 2. Custom Homes by Vernon Leslie
- 3. Cedar Creek Homes
- 4. Timberline Framers, Inc.

Owner _____

Date _____

Owner _____

Date _____

General Contractor _____

Date _____