

V. Construction Regulations

The following standards will be enforced during construction of all projects at PINE FOREST. These standards are designed to protect all Owners in the community and to balance the interests of Owners in the quiet enjoyment of their homes while allowing for construction on other lots in the community.

1. All work must be performed by Contractors properly licensed under the laws of the State of California.
2. No work may be performed in PINE FOREST until all requirements of the Design Review process have been successfully completed and authorization to begin construction has been provided in writing by the PINE FOREST or its duly authorized Design Review Committee as set forth in the Design Guidelines.
3. All work must comply with the requirements of the Town of Truckee, all applicable agencies and utilities and any applicable laws.
4. The property corners are to be string lined for immediate identification of property boundaries by the contractor throughout the entire course of construction. Under no circumstances is it permissible to cross the subject parcel line into adjoining home sites for access, storage or any other purpose. Should such an encroachment onto an adjoining property be an absolute necessity, it must be cleared through the PINE FOREST Design Review Committee and with the property owner before - the - fact for consent and written approval.
5. The Design Review Committee requires a review of the final stakeout of the house foundations prior to the start of excavation.
6. When working in close proximity to trees, they must be banded with planking to protect them from impact from vehicles and equipment.
7. During the time of construction of any building or other improvement, ONE job identification sign having a maximum face area of six (6) square feet and of the type usually employed by contractors, subcontractors and tradesmen may be posted on the property. It must be removed immediately upon completion of construction. Nothing at any time is to be nailed to trees.
8. Construction activity is limited to 7am to 6pm Monday through Friday. This limitation shall not apply to routine maintenance and repair work by Owners to structures that have already received a final certificate of occupancy. Routine maintenance and repair work by Owners shall be subject to general considerations of neighbors to avoid nuisances.
9. Quiet work on the exterior of the home is acceptable on Saturday with any construction activity limited to 8am to 5pm only. No exterior work is allowed on Sundays or Federal Holidays. Work that is carried out on the interior of the home only is allowed on Sundays or Federal Holidays as long as it is quiet and does not interrupt the peace of the neighbors, and is conducted from 9am to 5pm only. For interior work, the roof, walls and windows must be installed. Quiet work will be defined as any work that cannot be heard across the property lines of the parcel under construction. This limitation shall not apply to routine maintenance and repair work by Owners to structures that have already received a final certificate of occupancy. Routine maintenance and repair work by Owners shall be subject to general considerations of neighbors to avoid nuisances by using common, neighborly sense.

10. Dogs or other household pets must be restrained, and may not run loose or bark. Contractors' dogs or pets that are considered a nuisance or danger by PINE FOREST will not be allowed to return to PINE FOREST.

11. Recorded music and radio noise must be confined to the project site. Repeated violations may result in fines and prohibition of any use of any audio equipment during construction.

12. Work must not stop for more than 1 month without approval by the Design Review Committee.

13. Work must be completed within 24 months of approval by the Design Review Committee.

14. No excavation by machine is allowed between October 15 and May 1 unless allowed under applicable law and in accordance with all governmental requirements and permits.

15. Contractors are responsible to clean up all construction debris at the end of each work day. A commercial dumpster, or other covered receptacle for collecting debris (e.g. trailer), must remain on project site during all phases of active construction. No debris that can blow onto neighbor's property is to be left on the lot. All debris must be placed in a single pile on the lot and be disposed of prior to an accumulation that would fill a normal 5 yard dump truck. Small piles must be removed on a regular basis. Owners and contractors are prohibited from dumping, burying or burning construction debris anywhere within PINE FOREST. Heavy objects, such as stone, steel, heavy timbers, etc., must be removed from the site and legally disposed of upon completion of the work of each trade that has generated the debris. Debris of all types should be properly contained and properly disposed. Discharge of any waste materials is prohibited in PINE FOREST.

16. The Contractor is responsible for controlling dust and noise generated from the construction site, including the removal of dirt and mud from road ways and rights-of-way daily that is the result of construction activity on the property. Contractors must broom/clean the street in front of the job site and wash down the street as required to control mud and dirt. Contractors must cover stock-piled materials and provide sufficient watering to eliminate any fugitive dust, including during excavation. Contractors must provide their own water truck and use of fire hydrants or neighbor's water is strictly prohibited. This requires Contractor to eliminate dust from leaving the project site during periods of inactivity as well as during construction operations.

17. Any containers including construction containers used for food disposal must be Bear Proof. All food-type waste must be removed from the site nightly or securely stored in a Bear Proof box.

18. Conduit for television cable is to be laid underground from the house to the CATV vault. If, for some reason there is no CATV vault, the cable conduit should be placed next to the telephone and electrical vaults and the cable company will subsequently install their vault where the conduit ends. No antennas of any kind are allowed at PINE FOREST except as mandated by federal law.

19. Contractors must minimize the impact of parking on neighboring parcels. All vehicles must be parked in the approved driveway and turnaround areas. If construction vehicles cannot be kept inside of the construction zone on the lot despite all reasonable efforts, overflow parking may occur along the edge of the roadway during construction hours as approved by the Design

Review Committee in advance in writing. Vehicles may only park on one side of the road (preferably on the gravel shoulder to allow more street room for through traffic). It is important to preserve normal traffic flow including snow removal equipment and emergency vehicles. Construction vehicles may not park on neighboring properties, driveways, common areas, open space or along any road adjacent to occupied homes. Construction vehicles should ensure they are not blocking access to fire hydrants when parking on the roadway. If the road is not wide enough to facilitate on-street parking near the construction site, crews may need to park further away where the road is wide enough to safely accommodate the parking. PINE FOREST may require the contractor to park in a manner to minimize the impact on the neighborhood, and violations by the contractor, any subcontractors, their employees or any other persons on site during construction may be enforced against the contractor's deposit. No overnight parking of vehicles is allowed.

20. If at any time during construction an archeological or paleontological resource is uncovered, work shall stop and not proceed until the site has been cleared to resume work by the Town of Truckee or their designee.

21. Existing power supplies must be used when available. Do not use generators unless power service is unable to be provided by the power company. Due to noise concerns, fuel-powered generators should never be used when there is an existing power source on site.

22. Open burning is prohibited within PINE FOREST. It is imperative that the contractor exercises all fire prevention cautions and extreme care so as to eliminate any condition that might contribute to the danger of fire. NO SMOKING is allowed on the job site and smoking is only permitted within vehicles with disposal of cigarettes prohibited on site. Careless disposal of cigarettes and other flammable materials as well as the build-up of potentially flammable materials constituting a fire hazard is prohibited. A minimum of two 10-pound 4A / 20BC rated dry chemical fire extinguishers must be displayed in a conspicuous place on each project site at all times in addition to requirements of the Truckee Fire. Additional restrictions may be imposed during periods of high fire danger

23. To assist with ensuring compliance with the rules set forth in the Design Guidelines and the governing documents, the Contractor must post a deposit of \$10,000 ("Contractor Deposit") for each lot in the construction phase for a major project (new residential construction or major remodel) and the Owner must also post a deposit of \$10,000 for a major project ("Owner Deposit") other than a minor remodel (\$5,000 Owner Deposit) or landscaping (\$2,500 Owner Deposit). The Design Review Committee may determine that a remodel project is a major project and require the major project Owner Deposit. The Deposits are required as a prerequisite for permission to begin construction.

a. The Owner Deposit is intended to provide protection to ensure the Project is constructed in accordance with the plans approved by the Design Review Committee.

b. The Contractor Deposit is intended to address construction-related violations by the Contractor, its employees, its subcontractors and others on the project site during construction, and fines may be enforced against the Contractor and collected from the Contractor Deposit. The Contractor shall execute an agreement providing deposit shall be released to PINE FOREST to the extent necessary to [a] cover any fines or penalties charged to the Contractor (including any subcontractors or employees thereof) by PINE FOREST due to the Contractor's violation of the

Design Guidelines or the governing documents; or [b] remedy damage to any common area, including the roads, caused by the Contractor (including any subcontractors or employees thereof). All fines imposed by PINE FOREST that are not paid by the Contractor within 72 hours will be deducted from the Contractor Deposit. The Contractor Deposit will be returned without interest to the Contractor who posted the deposit upon final release less fines levied. At any time, the Design Review Committee may require contractors to replenish any partially or fully used Contractor Deposit to the full \$10,000, and may order work to be stopped until the Contractor Deposit is fully replenished.

24. Immediately upon completion and before a final inspection, all construction signs, debris, and temporary toilets must be removed.

25. The lot owner/member is responsible for all actions of the contractor, subcontractors, employees and any other actions, omissions, or occurrences related to or arising from the construction project on that owner/member's lot.

***A COPY OF THESE CONSTRUCTION REGULATIONS SHALL BE SIGNED AND
ACKNOWLEDGED BY CONTRACTOR PRIOR TO COMMENCEMENT
AND
SHALL BE POSTED WITH THE BUILDING PERMIT ON THE PROPERTY DURING
CONSTRUCTION***

**ADOPTED OCTOBER 27, 2021
PINE FOREST BOARD OF DIRECTORS**