

Edgemont Meadows Construction Guidelines



Revised October 22, 2018

These Guidelines have been written and will be enforced to help ensure that the improvements at Edgemont Meadows will be constructed in a safe and orderly manner with minimal disruption to neighbors and with maximum protection to the natural landscape. The Builder (also known as General Contractor or Owner/Builder) shall be solely responsible for making sure that these guidelines are adhered to by the Builder, the Builder's employees and the Builder's Subcontractors. Disregard of allowed Construction Times may result in a \$200 fine to the Builder on the first occurrence. On the second and subsequent occurrence(s), the fine shall increase by \$100 each time. If any contractor fails to correct any other violation(s) of these Guidelines within five (5) days of receipt of a written notice to Builder of said violation, then Edgemont Meadows Community Association may impose fines on Builder (and/or Owner) of up to \$200 per violation per incident as determined by Architectural Review. See also Items M and N below for additional fines that may be imposed and Items O and P for requirements upon completion.

- A. Construction times are limited to 7:00 a.m. through 6:00 p.m. Monday through Friday and 8:00 a.m. through 5:00 p.m. on Saturdays and National Holidays. There shall be no interior or exterior construction work of any kind on Sundays.
- B. Temporary living quarters on the jobsite are not allowed.
- C. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Meadows, Builder must obtain written approval from Architectural Review. Architectural Review will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Occupancy.
- D. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to minimize odors and must be placed in the least conspicuous yet practical location. Facilities must be placed on the lot and may not be placed in or over a ditch, in open space nor on the shoulder of the road.
- E. All jobsite debris must either be contained in a dumpster or contained in an orderly manner onsite prior to being hauled off site. The exterior must be picked up on a regular basis to ensure that jobsite is neat and tidy. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust. During excessively windy weather, dumpsters with lightweight debris must be covered with a tarp. Any trash that is blown onto the street or a neighboring lot must be picked up immediately.

- F. Dust from all on-site grading shall be mitigated by appropriate water use.
- G. Except as provided in CC&Rs, burying or burning of trash, debris or other materials is not allowed.
- H. Builder is responsible for ensuring that pets belonging to construction personnel are kept within vehicles or leashed at all times while within Edgemont Meadows, and except for during transport, must be contained on the lot under construction. If the pet(s) become a threat or nuisance to any person, they shall be promptly and permanently removed from the jobsite.
- I. Builder shall keep noise to a minimum. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.
- J. Builder is responsible for the proper control of erosion during construction and for obtaining the required permit as follows. Per the Colorado Department of Public Health and Environment: You must obtain permit coverage (or an R-Factor waiver) to discharge stormwater from any construction activity that disturbs at least 1 acre of land (or is part of a larger common plan of development or sale that will disturb at least 1 acre). The owner or operator must apply for coverage under the Stormwater Construction Permit at least 10 days prior to the start of construction activities. The primary requirement of the Stormwater Construction Permit is the development and implementation of a Stormwater Management Plan (SWMP). The permit application includes guidance that must be followed for development and implementation of the SWMP.
- K. Builder shall avoid causing damage to property within Edgemont Meadows, including open space, adjacent lots, roads and driveways. Per Edgemont Meadows CC&Rs, Section 7.2.5, last paragraph and Section 8.4, if any damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the lot.
- L. To help protect adjacent areas from unapproved access, Builders shall install caution tape along property lines from the front to the back of the lot and along the back of the lot, prior to any work being completed. This caution tape shall stay in place until construction is complete. EMCA will install tape along front property line to protect road right-of-way.
- M. Builder shall exercise the utmost care in the protection of existing trees not slated for removal during construction. Prior to beginning construction, all trees in close proximity to the construction area shall have protective fencing installed around the drip line if practical, and around the trunk if not practical to fence the drip line. Additionally, any soil disturbance or compaction around the immediate adjacent areas shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival. Trees within 5 to 10' of the home with low probability of survival should be removed before construction.

- N. Builder shall be responsible for concrete washout debris to be contained within the lot being built on. Any breach of this may be subject to an immediate \$500 fine and General Contractor shall be responsible for all damage to be repaired within two days.**
- O. Any changes to exterior elements of a home must be submitted to EMCA Architectural Review prior to construction of those changed elements. If work is not done in strict compliance with submitted plans, an additional submittal fee of \$1,000 payable to EMCA may be required for each change. If changes are not acceptable to EMCA, Owner or Builder will be required to remedy unauthorized changes.**
- P. Window Trim Clarification: It is the general intention of the Architectural Guidelines that windows in areas of stucco and wood siding should be trimmed in wood or a similar wood-type product. Windows in stone, metal or concrete do not require wood trim, but most have appropriate clean terminations.

Consideration will be given when the architectural style of the home could be better served by the elimination of window trim. By way of an example, if an elevation of a home is comprised primarily of untrimmed windows within areas of stone and metal, as well as a small area of siding or stucco with a single window, that single window may be more visually pleasing and balanced without trim. Similarly, on a home that is more contemporary in design, expansion joints or other architectural detailing may offer a better effect than wood trim on windows within areas of stucco or wood siding.

Windows without trim will generally not be considered unless the submittal incorporates architectural design elements that effectively compensate for trim. Each architectural submittal will be considered on an individual basis and guidelines will be applied subjectively through the Architectural Review process. Approval in one application does not necessarily guarantee approval in another.

- Q. Builder's / Owner's Notice of Completion: When nearing completion of improvements, Builder or Owner shall give verbal or written notice to EMCA Architectural Review at 970-259-9133 or Beverly@EdgemontHighlands.com. Improvements will generally be inspected within seven days of receipt of notice, schedule permitting. A form indicating final acceptance of improvements will be provided. A letter may accompany this form, outlining any items remaining to be completed within a certain time period, such as site cleanup, landscaping, etc. The form is used to obtain final signoff by Edgemont Ranch Metro District, in turn allowing a Certificate of Occupancy to be obtained.
- R. Upon receipt of La Plata County Certificate of Occupancy, a copy must be emailed to Beverly@EdgemontHighlands.com within one week.

These regulations apply to all subcontractors and other workers on site. It is the General Contractor's responsibility to ensure that all workers on the jobsite are aware of and comply with these guidelines.

Signature below acknowledges my understanding and acceptance of the Construction Guidelines.

Contractor Information and Signature:

Name / Title

Name of Company

Email Address

EM Lot # / Street Address

Phone Number(s)

General Contractor Signature

Date

Lot Owner Information and Signature (if different):

Name of Lot Owner(s)

Email Address

Phone Number(s)

Owner Signature

Date