



Construction Compliance Requirements

“Maintaining quality standards for the long-term preservation of esthetics and safety for a premier mountain community

The board of Trustees of Pine Mountains Water Management Inc. (“Pine Mountains”)

The board has approved the following standards for new construction, additions to existing construction and significant remodeling of existing structures within Pine Mountains. It is mandatory that compliance be adhered to by property owners and all contractors. It will be the ultimate responsibility of the applicable property owner for ensuring compliance with these standards and any remedies for violations can be attached to the lot of such owner. These construction compliance requirements are in addition to and run in tandem with the “Pine Mountains Rules” which are incorporated in the By-Laws of Pine Mountains. It is also the property owner’s responsibility to ensure that all contractors and guests are fully apprised of the Pine Mountains Rules.

1. The property owner is required to submit a complete set of plans to the Pine Mountains Board of Trustees (“Board”) and written Board approval is required before any excavation or construction can begin. (Pine Mountains will retain one complete set of plans.) It is preferable that an owner presents the plans to the Board in person at a regularity scheduled monthly meeting by contacting a Board Member. The owner should identify if the structure is being built as a spec-home or for personal use. External materials for structures must be reasonably compatible with the mountain community environment and the use of natural materials such as wood, brick and stone shall be encouraged for a natural earth tone look. Mechanical equipment and satellite dishes shall be hidden or de-emphasized from vision from the roadways and neighboring properties. Additionally, any changes contemplated to the plans after initial approval by the Board will also require Board approval.

2. Building plans must include a plot schematic that shows the footprint of all structures (inclusive of decks, roof overhang, etc.) **Identifying the setback from all property lines, Minimum setback of 30 feet is required from property lines and 55 feet from center of road.**

3. Building shall be situated in a manner that respects neighboring property privacy and view corridors as much as reasonably possible, preserves existing land forms, trees and other significant vegetation (within reason for fire protection) and shall not interrupt waterways or change other natural drainage patterns in a manner that adversely affects adjacent property.

4. No dwelling, garage, shed or L.P gas tank shall be placed on any residential lot nearer than thirty 30 feet from the exterior property line and 55 feet from center of road, except with prior written approval from the Board (number 12 of Pine Mountains Rules.) The exact location of wall structures must be marked on-site and inspected by a Board member before any excavation can begin.

5. Property lines must be established from originally surveyed property markers identified on the ground. If markers cannot be located the property owner will required to obtain a surveyor to have the lot surveyed.

6. Every lot is considered as residential in use with only one single dwelling not to exceed two (2) stories in height above street level (excluding the basement), one single story garage and/or one small single storage utility shed to be erected or placed upon the lot. No garage or shed, or any part thereof, shall be used as living quarters. (Number 11 of Pine Mountains Rules.)

7. Once excavation has started on new construction the property owner will be billed at the rate of a completed home (i.e. full water service rate) for the upcoming billing cycle for the annual assessment.

8. After initiation of construction, progress toward completion is to be continual (within building seasons) and the property owner must complete (at a minimum) the exterior portion within two building season of starting construction.

- 9.** Due to the nature of the private and limited water system of the Pine Mountains community there will be no swimming pools allowed. Additionally, manicured lawns that require consistent watering will not be allowed. Any landscaping will have to rely on natural rainfall and moisture for survival.
- 10.** A water connection at the currently approved rate must be paid to Pine Mountains by submitting to the Treasurer prior to approval of the plans of new dwelling by the Board. All requirements listed in the "Water Hookup Specifications" (adopted July 1981 and Revised August 1998 and subject to future revisions) must be adhered to, including an inspection by the Board member installation when completed, but before the excavation trench is back filled. Failure to do so will require the owner to uncover the installation to allow the Board complete inspection. (Number 14 of Pine Mountains Rules).
- 11.** Each residential lot is subject to the right of way for roads and easements for utilities as presently established or as shown on the official recorded plot of the subdivision. No permanent obstructions, including gate posts, gates, etc. are to be placed in the road right-of-way without express written approval of the Board. Any gate should swing into the property and not into the roadway. Chains or cables across driveways must be properly marked so they can be seen both day and night. No wire or cable is to be used for fences on lots due to the extreme danger to people and wildlife. (Number 15 of Pine Mountains Rules).
- 12.** Pine Mountains Rules (number 23) establishes specific "quiet time". However, reasonable allowances are made for construction activity. External construction must be between 7:00 am and 8:00 pm, Monday through Friday and 8:00 am and 6:00 am Saturday and Sunday.
- 13.** Contractors, subcontractors and delivery vehicles must comply with all speed limits and rules.
- 14.** Construction trailers, dumpsters, portable toilets, or offices must not be located on any roadway.
- 15.** Property owners are encouraged to install water service (i.e. up through an outdoor hydrant) as early as possible upon the initiations of construction to allow for added fire protection in the event of a construction accident.
- 16.** The property owner must submit a list of all contractors and subcontractors to the Board in case there is a need to contact such contractor. It is the responsibility of the property owner to ensure that all contractors have a copy of "Pine Mountains Rules" and these "Construction Compliance Requirements."
- 17.** If the property owner intends to install an L.P. Gas Tank, such installation must comply with guidelines adopted January 1994 (and subject to future revisions).
- 18.** Exterior lighting systems shall not create glare or cast light on neighboring properties. Lighting shall be only what is needed to promote safe use, preferably with energy-conserving lighting of low intensity.
- 19.** The property owner is required to consider adequate water drainage upon developing the lot. Culverts are required for driveways at the curb line utilizing generally accepted material at least ten inches in diameter (number 17 of Pine Mountains Rules). Drainage issues associated with construction and disturbance of the natural landscape are not allowed to adversely impact adjacent property owners.
- 20.** The Board will assign a specific Board Member to monitor the building project in accordance with the approved plans and report to the Board monthly.

21. Property owners will be responsible for any identifiable damage to the roads (beyond reasonable wear-and-tear) or adjoining properties due to the construction activity associated with the building owner's property. Road repairs must be made within two weeks of the incurred damage, weather permitting. Clean up of excessive dirt, mud or spillage of any sort off Pine Mountains roadways is required within 24 hours of incurrence, weather permitting.

22. All roads will be repaired at the owner's expense to a "reasonable like-condition" and any road cuts shall be repaired to 90% compaction standards.

23. To the extent a property owner is removing significant of fill dirt or pouring significant amounts of concrete, such owner will be required to address dust containment measures on affected roads necessitated by the large truck traffic.

24. The Pine Mountains Rules do not allow for parking on Pine Mountains' roads and it is the responsibility of the property owner to provide for off-road parking. However, reasonable accommodations will be made for construction activity if safety is adequately considered.

25. The property owner (or though contractors) is required to haul away any trash/construction waste or have a dumpster on site to avoid unsafe and unsightly debris to accumulate on the property. The property owner is responsible to control the spread of any debris or construction material. Cleaning of concrete trucks on the Pine Mountains roadways or along the roadways is strictly prohibited and will result in fines to the property owner.

26. Scrap material is to be removed per number 11 above and cannot be disposed of at the Pine Mountains burn pile. No open fires are allowed at any time!

27. A portable toilet is required to be maintained on the job site, but off the roadway.

28. All entrance/exit gates to Pine Mountains are to be locked at all times after vehicle entrance/exit. Gates will not be left open during construction activity. It is the owner's responsibility to inform all contractors of this requirement and to maintain control over gate keys. Any keys hidden at the gate areas will be confiscated.

29. **NO Heavy trucks (i.e. larger than a 1 ton pickup) WILL BE ALLOWED ON PINE MOUNTAINS ROADS BETWEEN OCTOBER 15TH THRU MAY 15TH.** The Board reserves the right to close/open Pine Mountains' gates for the winter season based on specific conditions. **Gates will be closed Dec 01 thru May 01 depending on weather conditions.** No exceptions will be made for construction activity once the Board has made the decision to close the gates and all vehicles or equipment not intended to remain on the job site for the winter will have to be removed.

30. Construction will not be approved for commencement after August 15th of each season, except excavation and pouring of foundations that will be left for the winter can occur up through **October 15TH.**

31. Construction equipment, trucks and snow machines are not allowed to remain in parking lots during the winter due to the difficulty and safety issues associated with snowplowing the lots.

32. Any violation of Pine Mountains Rules or Construction Compliance Requirements can result in an immediate "stop" of construction as determined by the Board. Penalties for violations can be assessed by the Board in accordance with Article XI (J) of the Pine Mountains By-Laws. A penalty, not exceeding \$75.00, can be levied for each offense. Such fine can be assessed for each day the violation exists after proper warning has been given any unpaid fines shall result in a lien being placed on the owner's property.

Your help is making sure Pine Mountains continues to remain a premier mountain community for all time is greatly appreciated!

I have read the Pine Mountain Rules and Construction Compliance Requirements and agree to the conditions set forth therein.

Signature_____ Date____/____/_____

Lot Number_____ Address_____

Print Name of Owner_____