



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

**ARCHITECTURAL COMMITTEE
CONTRACTOR RULES & REGULATIONS**

We have received complaints from property owners regarding various abuses occurring within the subdivision. There is a concern about the trash being left on lots, spilling of concrete in the gutters and on the property, dumping of excess materials on vacant lots, parking of construction vehicles in front of private driveways, etc. We do not want to receive any complaints from residents. We realize that in the process of construction, debris and trash are created. However, we must also keep in mind that many people live in The Fairways and their right to a clean and orderly residential neighborhood must be respected.

The Architectural Committee will be conducting inspections to oversee the general construction practices, but it is the responsibility of the individual property owner and contractor, not the Association, to maintain a neat and orderly jobsite.

Please review and post the enclosed regulations in a weatherproof device, visible from the street, at the construction site. We would appreciate your every effort in working with us to keep The Fairways at Fieldcreek Ranch an attractive, clean, and safe community for everyone. Property owners and contractors who fail to comply with these regulations may be subject to fines.

Thank you for your cooperation.

This form/policy was duly adopted by the action of the Architectural Committee on June 29, 2015 and the Board of Directors on June 29, 2015. It shall be effective as of August 1, 2015 and replaces all previous versions.

Attested by: Mike Vonada, President

Community Manager:

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**ARCHITECTURAL COMMITTEE
CONTRACTOR RULES & REGULATIONS**

1. When the Certificate of Occupancy is issued, a copy must be sent to the committee within fourteen (14) days of issuance.
2. No contractors, subcontractors, material suppliers, delivery drivers, material men, or their employees will be allowed to enter the project **prior to 7:00 AM and must depart by dark or no later than 6:00 PM**, whichever is earlier, Monday through Saturday. The project will be closed to all construction on Sundays and holidays, unless authorized by the committee.
3. Prior to the commencement of any construction activity on any project lot, the owner or contractor shall rope off the areas not intended for actual construction to protect the site from unnecessary damage to existing foliage and to reduce dust and erosion.
4. Any concrete spillage from ready mix deliveries occurring on the streets or roads within the development must be cleaned up without delay. Discovery of any such spillage is the responsibility of the contractor, not the association. **All chutes are to be washed on the pad of the building site.**
5. All materials and equipment required for construction (including earth moving equipment, portable toilets, pallets, overburden, sand, etc.), must be delivered and stored on the residential lot.
6. All trenches must be backfilled as soon as possible, or within five (5) days, and barricaded at all times.
7. Pad and landscape grading shall be done in such a manner which does not result in wind or drainage erosion into other projects lots, easements and streets. Carelessness and neglect may result in considerable expense to correct any improper work including repairs to existing improvements.
8. The construction project lot shall be kept neat and clean of debris at all times. Each site shall be daily policed for trash and construction debris. Any construction debris and materials blown off the site shall be retrieved and properly disposed.
9. The pets of contractors, subcontractors, suppliers, delivery drivers, material men or their employees are not allowed on the jobsite.
10. No open fires are permitted, even if they are protected by trash cans or containers.
11. No drinking or consumption of beer, wine, or other alcoholic beverages or other intoxicants is permitted.
12. The playing of radios, stereos or other sound equipment at excessive volumes or that is offensive to other homeowners in the development will not be permitted.
13. For reasons of safety, no temporary power or permanent power cards are to be laid across streets or intersections.
14. There shall be no dumping of materials or debris on empty lots, or storage of same. Surplus earth may be deposited at sites approved by the Fairways Architectural Committee only.
15. Only **one** (1) sign identifying the General Contractor, **one** (1) sign identifying the Architect/Designer and **one** (1) sign advertising the lot/house for sale or rent are permitted on the site. No signs on a project lot are permitted for identifying any other entity, i.e. financing, subcontractors, material suppliers, etc. (CC&Rs Article 2.11). Signs are limited to forty-eight inches (48") tall, thirty-six inches (36") wide and shall contain no more than eight hundred (800) square inches. Signs tacked to trees, power poles, or otherwise not conforming shall be removed by the association without notice.
16. The committee reserves the right to directly proceed against the contractor for violating the Contractors Rules and Regulations.
17. If the property owners, their guests, or vendors drive onto a vacant lot or a lot under construction and track mud or other debris onto the street, the property owners will be charged for the costs incurred by the homeowners association for street sweeping services to remediate the situation.