

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Construction Site Policy

Policy 407

Effective: September 16, 2015

By: 
Mike Eastlund, Board President

1. PURPOSE

Provide requirements for new construction projects in the subdivision.

2. PERSONS AFFECTED

Property owners, contractors, Board members, officers, committee members and employees of the Association

3. REFERENCES

3.1. Plan Review Policy 401

4. DEFINITIONS

4.1. ACC: Acronym for Architectural Control Committee.

5. POLICY

5.1. ACC approval must be granted prior to the beginning of any construction.

5.2. Temporary power must be installed prior to the beginning of construction.

5.2.1. Gas powered generators may only be used during times of power interruption.

5.3. Noise causing activities may only occur between 8:00 a.m. and 6:00 p.m.

5.4. Portable toilets and work shed placement must be approved by the ACC.

5.4.1. Portable toilets must be serviced weekly or sooner, if needed.

5.5. All structures must be secured to prevent illegal entry once windows are installed.

5.6. 24-hour a day emergency contact numbers must be clearly posted on the structure when an alarm system is used on the property.

5.7. Trash, garbage, plastic, card board, foam and other waste shall be kept in covered sanitary containers.

5.7.1. A small scrap lumber pile of approximately 25 square feet is acceptable.

5.8. The ACC or its designee shall be permitted to enter a lot to abate or remove a violation of HOA policy. The cost of such abatement, removal or correction

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shall be the responsibility of the property owner. Prior written notice, with an opportunity to be heard, shall be provided to the property owner except in the case of emergencies.

6. RESPONSIBILITIES

- 6.1. It is the responsibility of the property owner to provide all contact and permit information.
- 6.2. It is the responsibility of the property owner to ensure the contractor and subcontractors follow all requirements of Board policies and CC&R's.
- 6.3. It is the responsibility of the ACC Chairperson (designee) to cause site inspections to assure that construction is consistent with requirements.

7. PROCEDURES

- 7.1. The ACC Chairperson (designee) shall initiate enforcement actions, when necessary, consistent with Board policy.
- 7.2. The ACC chairperson (designee) shall insure that all records regarding the review or enforcement processes are placed in the appropriate property file.