

## **DISCLAIMER**

*The following version of the Association Rules of the Williamson Valley Ranch Road Association was produced from a copy of the Association Rules of the Williamson Valley Ranch Road Association using optical character recognition<sup>1</sup>. Although the content of this version is believed to be consistent with the original, there may exist differences introduced in the processing. In case of any difference between the following version of the Association Rules of the Williamson Valley Ranch Road Association and the original Association Rules of the Williamson Valley Ranch Road Association, the original Association Rules of the Williamson Valley Ranch Road Association takes precedence.*

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<sup>1</sup> The formatting of the original declaration was only partially preserved; therefore the pagination of the following version is different from the pagination of the original version.

## **“Association Rules”**

### **Per section 6.1 paragraph (I) of the Williamson Valley Ranch Road Association Bylaws Construction Rules and Regulations for Owner/Contractor**

**A signed copy of the rules and regulations must be posted at a building site until construction is complete.**

In addition to all duties and obligations set forth in the “Declaration of Restrictive Covenants” for all of Williamson Valley Ranch and all amendments thereto the following “Rules and Regulations for Owners/Contractors” has been adopted by the board of directors of the Williamson Valley Ranch Road Association and are applicable for all construction in Williamson Valley Ranch.

1. Every effort shall be made by the owner and contractor to limit the damage to common roads by restricting the weight of subcontractor vehicles to be compliant with 4 inch ABC constructed roads.
2. The owner and contractor shall pay for the cleanup and repair of streets, curbs or surrounding property damage by their own actions or the actions of the subcontractors or material suppliers. Any damage existing to the commencement of construction must be disclosed by the owner or contractor or to the committee in writing prior to commencement of construction. Hot mix will be used when patching asphalt streets in a timely fashion. Otherwise, Section 9.3 of the By-Laws of the Williamson Valley Ranch Road Association shall prevail and the owner will be billed for all repairs made by the Association.
3. Street rules are as follows:
  - a. Parking will be restricted to construction site and one side of the street only. Leaving easy passage for all normal street traffic.
  - b. No parking and or construction equipment may be stored on adjacent property without written consent of the property owner.
  - c. No material or equipment shall be dropped or stored on streets.
  - d. Before construction begins any necessary culverts shall be in place as to not change drainage or contour, that could be detrimental to the existing roads. Culverts should be of adequate size depending on the terrain and at least 30 feet long.
  - e. The edge of the common road where a lot owner decides to provide egress to his property shall be properly edged so as to prevent the gradual breakup of the road edge. In addition, some means to reduce mud tracking onto the common road shall be provided at the start of construction ( gravel, chip/seal, etc).
4. Job site rules are as follows:
  - a. The owner and contractor shall maintain the job site and street in a clean and neat order at all times. This includes debris, trash, mud and

building materials. Commercial dumpsters shall be on job site before the start of construction.

- b. Contractors must control building noise pollution in the neighborhood. Generators and compressors must be muffled and inoperative before sunrise and after sunset.
  - c. Dogs shall be on a leash or contained in a vehicle so as to not foul the neighborhood or endanger other animals or people.
  - d. Toilet facility shall be on job sites before starting construction.
  - e. Contractor shall provide emergency contact phone numbers (preferably a cell phone) to the Roads Manager at the start of construction.
5. The owner and contractor shall indemnify and hold harmless, the Association's board, its committees, and its individual members from any claim of damage or loss to a third-party (including attorney's fees and all costs of defense) should a claim be made against the Association, its board, its committees or the individual members of the Association from an act or incident constituting a breach of the "Association Rules".

Accepted \_\_\_\_\_ 2004

President \_\_\_\_\_

Vice President \_\_\_\_\_

Treasurer \_\_\_\_\_

Secretary \_\_\_\_\_

Roads Manager \_\_\_\_\_