

CONTRACTOR GUIDELINES

(WHEN ONE OF OUR HOMEOWNERS IS MAKING ALTERATIONS TO THEIR PROPERTY.)

The association wishes to help you, as the owner, have a good experience when making alterations to your home or exterior projects within the _____ association.

Please provide a copy of these guidelines to any contractor who will be entering our community to work on plans that have been approved by association's Architectural Committee. If this is a gated community, please leave word with the gate attendant that the contractor has authorization to enter. If not an attendant gated community, but gated, if giving out the gate code, remember to give them the vendor code, not the resident code, as the vendor code will only work during approved hours for their use.

Dear Contractor:

Since the City of _____ has quiet hours of 7:30 a.m. to 9:30 p.m., any work on the property should be completed within those hours remembering that our fellow residents work in a 24 hour environment and may have sleep hours during the day.

Weekend construction activity is not prohibited, but as many of your neighbors use these hours for family time, disruptive noise next door may cause disruption in their entertaining and family outdoor schedules and this should be taken into consideration with any work schedules.

Work on alteration/landscaping exterior projects on a holiday is not an acceptable work day and contractors should be aware that even though it may be convenient for them and they may be doing a favor for you, it is not acceptable in the _____ association.

If dumpsters will be used to remove debris and trash, the association expects that the contractor place protective material under the dumpster to eliminate damage to our streets regardless of public or private. Any debris, excessive dirt, etc., should be removed when the job is completed to eliminate an unsightly street(s) for the neighbors. Dumpsters should not be placed on any sidewalk or placed in a driveway to make residents take actions that would make them at risk to get around the dumpsters or work vehicles.

All construction materials must be hauled away and not placed in any dumpsters within the community as this would keep residents from using the dumpsters and could result in a fine from the county for running a dump without a license if there is overflow. If those fees are charged, the association would look back to the resident for reimbursement.

Any employees of the contractor must park their vehicles outside of the community unless you will be allowing them to park in front of your home or in your driveway. Restroom facilities should be made available for their use so that they do not need to relieve themselves in the common area or in the landscaping on your property.

The association does not have a deposit policy as we feel our owners are responsible in taking pride in our community and will ensure that once the work is completed, there will be no negative evidence left behind in the common area or around the home, just positive increases to the property value of the property.

Contractors are reminded that they are required to pull any permits, have proper licensing prior to starting any work and if entering upon any of the common area at any time, must show the association as an additional insured and must verify proper licensing and insurance from the State of Nevada Contractor's Board.