

# **Ponderosa Heights Homeowners Association Construction Guidelines**

*Adopted by the Board of Directors on behalf of the Association  
December 2019*

The Homeowners Association has policies and resources that help minimize disruption to residents when construction is underway in the neighborhood. The intent of HOA policies is to protect the public health, safety and general well-being of residential and business occupants and visitors.

Construction and remodeling jobs are regular events in Ponderosa Heights. As the number of property owners living in the neighborhood has increased, so have concerns about the noise and activity associated with construction. These guidelines have been established to help residents know what can be expected when construction is underway and to enable builders and contractors know and implement neighborhood guidelines for projects underway in addition to the building stipulations included in the Declaration of Restrictive Covenants for Ponderosa Heights Homeowners Association.

## **1. Speed Limit**

The speed limit on all streets in the subdivision is 25mph for all vehicles.

## **2. Construction**

No dwelling, house, garage, fence, enclosure or other structure shall be erected, placed or altered on any Lot until the construction plans, specification, together with the proposed site plans therefore have been approved by the Architectural Control Committee. A complete list of details to be provided to the Committee prior to commencement of construction or approval of plans is available in Section V of the Declaration of Restrictive Covenants for the Association.

## **3. Debris Removal**

All Lots shall be kept and maintained in a neat, attractive and orderly manner during the period of construction of any structures. No trash or rubbish of any kind shall be permitted to accumulate on any Lot or adjacent Lots during construction. Construction debris shall be placed in dumpsters or wire/plastic trash enclosures which shall be placed on the Lots and not on the streets. Section V. of the Declaration of Restrictive Covenants for the Association, Use Restrictions and Covenants; N. Maintenance; 8.

Streets shall be kept clear of mud and dirt from water runoff and excavation. N. Maintenance; 9. Contractors must assure that porta-potties are in place for workers use through all phases of construction.

## **4. Land Use**

No Lot shall be divided or subdivided. All Lots shall be used for residential purposes except as specified in Section H of the Declaration of Restrictive Covenants for the Association. All Lots, with the exception of Lots 103-109 shall be used for single-family dwelling. Lots 106-109 are designated for multi-family use. Full information regarding guidelines for residential structures, building location, construction materials, patios, landscaping, fences, driveways, accessory buildings and more can be found in Section V of the Declaration of Restrictive Covenants for the Association.

## **5. No Build Zones**

There are No Build Zones designated along the southern 60 feet of Lots 106 through 109 and along the southern 25 feet of Lots 103 through 105 measured from the edge of the Ridgeway Drive Right-of-Way as depicted on the phase of the plat. These No Build Zones shall be kept open and free of

structures, including buildings, mobile homes, garages, carports. The No Build Zones do not exclude fences, underground utilities, or improved surfaces for parking and pedestrian traffic. A “No Build Zone” map is illustrated in the Declaration of Restrictive Covenants for the Association.

**6. Advance Information:**

Expected date of commencement of construction jobs will be posted to the HOA website; an email will be sent to all property owners alerting them to the start of construction. The phone number of the foreman of the project will be included in planning documents submitted to the Architectural Committee so it is available to Board members as needed.

**7. Parking**

- a. Any vehicles involved with construction should be parked on one side only of the street.
- b. Any vehicles left in the street overnight must have reflective marking on them.
- c. Sidewalks may not be blocked by construction activity, vehicles or porta-potties.

**8. Noisy Exterior Construction Work**

- a. Noisy exterior construction work is considered anything that generates greater than 80 decibels at 50 feet. Examples include:
  - Excavation
  - Use of power tools outdoors including hand-held tools such as drills, saws, staplers, sanders and the like.
  - Use of plant equipment such as Kango hammers, pneumatic hammers, cement mixers, large power saws, planers, compressors and generators.
  - Pile driving.
  - The erection and dismantling of scaffolding.
  - Movement of dump truck and other heavy trucks in and out of building sites.
- b. Noisy exterior construction work should be restricted to the following hours: Monday to Friday 7am to 7pm; Saturdays 8am to 3pm.  
*Note: exceptions may occur for weather related events.*
- c. All workers are requested to keep music outdoors at the lowest level possible.

**Emergency work falls outside the guidelines posted above.**

\_\_\_\_\_  
HOA Architectural Committee

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Date