



Builder/Contractor Rules and Regulations

These rules apply to all contractors' personnel, subcontractors' personnel, and service personnel while on Castle Pines Village property. It is the responsibility of the builder/contractor to make sure his personnel and all subcontractors abide by these Regulations.

The Rules were approved by the Board of Directors of the Castle Pines Homes Association. The Rules will be enforced by the Castle Pines Emergency Services Department, which has been granted this authority by the Board of Directors.

Each building site shall be marked by a "Builder's Identification Sign" (See Attachment A). The builder shall attach a "drop box" or other similar weatherproof device on the rear of the sign to accommodate written communications with Homes Association personnel. If you are informed of a violation by Emergency Services and/or the Homes Association Manager, and there is no action taken to correct the violation within a reasonable period of time, Castle Pines Village has the right to deny you the privilege of working in Castle Pines Village until the violation has been brought into compliance.

CONSTRUCTION HOURS

1. Construction hours in Castle Pines Village are 7:00 AM to 6:00 PM, Monday through Saturday.
2. Construction on Sunday is allowed by special permission from the Director of Emergency Services. All work must be on the inside of the building. Your request to work on Sunday must be made by 5:00 PM the Friday before the Sunday requested.
3. No construction is allowed on the following holidays:
NEW YEAR'S DAY, EASTER SUNDAY, MEMORIAL DAY, 4th OF JULY, LABOR DAY, THANKSGIVING and CHRISTMAS DAY.

ENTRY CLEARANCES

4. All contractors, sub-contractors, and their related employees must be cleared through a staffed gate each day. Entry through Gate 2 is not permitted. The clearance can be accomplished by obtaining a contractor's pass at any staffed gate.

Family members may drive workers to the construction site and pick them up after work, but they are not allowed to remain on the property. Children are not allowed on the construction site at any time. Pets belonging to construction personnel are not allowed on the property. Workers must be at least 16 years of age.

MOTOR VEHICLES/SPEED LIMITS

5. All vehicles driven in Castle Pines Village must comply with the Colorado Model Traffic Code. All drivers must have on their person a current, valid driver's license, vehicle registration, and proof of insurance. Periodic checks for these items will be conducted. For those persons who do not have the required items, their vehicles will be denied access to Castle Pines Village.

6. Unless otherwise posted, the speed limit in Castle Pines Village is twenty-five (25) miles per hour. The speed limits must be obeyed. Non-residents who receive a Notice of Violation for speeding are subject to the following assessment:

6-19 MPH over the posted speed limit	1st Offense-- \$56.00 2nd Offense -\$112.00 3rd Offense - \$336.00
20-24 MPH over the posted speed limit	1st Offense - \$112.00 2nd Offense -\$224.00 3rd Offense - \$672.00
25 MPH or higher over the posted speed limit	Mandatory Appearance Before the Enforcement Committee

Any non-resident who receives three Notices of Violation under these Rules and Regulations within a one-year period shall have his/her driving privileges revoked within the Village.

PARKING

7. All roads must be open for snow removal/emergency equipment at all times. Parking is permitted on local streets and cul-de-sacs, but the vehicles must park on the construction side of the street only with all tires on the paved road surface only. Parking in front of a residence driveway or turning around using a residence driveway is not allowed at any time. It is the Contractor's responsibility to provide parking on the construction site. Parking in any other locations permitted only with specific prior approval of the Chief of Emergency Services.

8. Generally, construction vehicles (trucks, vans, cars, trailers, etc.) are not to be left in Castle Pines Village overnight. If it becomes necessary to leave a vehicle at the site over night, you must obtain permission from the Chief of Emergency Services and the vehicle must be parked on the site, not on the street.

PARKING AT A CONSTRUCTION SITE MUST BE LIMITED TO WHAT CAN BE PARKED ON THE SITE OR THE PROPERTY SIDE OF STREET WITHOUT OBSTRUCTION TO THE ROADWAY.

THIS REGULATION WILL BE STRICTLY ENFORCED BY THE EMERGENCY SERVICES DEPARTMENT. CONTRACTORS WILL BE RESPONSIBLE FOR ANY TOWING FEES AND FINES IMPOSED AS A RESULT OF IMPROPER PARKING.

TRASH/SCRAP MATERIAL

9. All trash, refuse, scrap materials, and construction debris of any kind must be contained within the construction site, and shall not be permitted to be blown or otherwise conveyed onto any street or adjacent property. It shall be the Builder's responsibility to ensure that his construction activities, including subcontractors, do not violate this regulation. Repeated violations can and will result in a shut down of the construction site, and the loss of the privilege of working Castle Pines Village.

Builders shall keep their construction sites in a neat and orderly condition at all times. Work areas shall be kept free of discarded boxes, plastic, cans, bottles, lunch bags, food, Styrofoam containers, cartons, empty cement bags or any other such materials. Construction sites shall be cleaned up at the end of each working day.

The Contractor must provide a **COVERED trash/scrap container** for each construction site as approved on the Site Plan. The container should be at least 4' wide, 4' high and 8' in length. The cover must be ventilated, and must be in place when the container is not in use. At foundation stage, a trashcan for labor-generated trash (lunch sacks, paper cups, etc.) must be in place on site. A commercial dumpster must also be in place from start of framing through C.O.

The containers must be emptied by the Contractor whenever the container becomes full (**NOT OVERFLOWING**). Large amounts of trash **SHALL NOT** be left in the containers over the weekend.

Dumping of trash/scrap materials of any kind is not allowed in Castle Pines Village.

UTILITIES

10. Contractors will use only the utilities provided on the site on which they are working. Accessing utilities from other site without written permission of the owner of the site constitutes trespassing, and violators may be charged accordingly. Likewise written permission of the owner must be obtained to access across another property, encroach, store material, or park on another lot (See #15).

If any telephone, TV cable, electric, gas, water, etc., lines are cut, the responsible contractor must report the accident to Emergency Services (303-688-6446) immediately, and they must also call the utility company involved.

HAZARDOUS SPILLS

11. Operators of vehicles are required to ensure that they do not spill any damaging materials in the community. Operators are responsible for cleaning up any spills immediately. The cost of any clean up done by Castle Pines Village personnel will be billed to the responsible party.

IN ACCORDANCE WITH CURRENT HAZARDOUS MATERIALS REGULATIONS YOU MUST REPORT ANY SPILLS TO EMERGENCY SERVICES (303) 688-6446 IMMEDIATELY.

NOISE

12. Loud radios, stereos, or other such noise are not permitted within Castle Pines Village. Normal radio levels are acceptable if used within an enclosed structure. Do not mount radios or speakers on vehicles or outside of homes under construction.

DAMAGE TO PROPERTY

13. If a tree or scrub oak is found to be damaged as a result of construction, and the tree or oak dies, or the tree or oak is cut down without authority from the Castle Pines Design Review Committee, the contractor will be fined \$100.00 for each inch in diameter of the tree measured four (4) feet above the ground. If the diameter of the tree or oak is less than one (1) inch, the fine will be \$100.00.

Any damage to the streets and curbs, drainage inlets, street markers, street lights, lot lights, bollards, mail boxes, walls, signs, landscaping, public or private property, etc. will be repaired by the contractor. The Builder or Prime Contractor will be held accountable for any damage by his subcontractors. If the contractor does not promptly repair the damage, the Castle Pines Homes Association may repair the damaged property, and the cost will be billed to the Builder. **Any damage must be reported to Castle Pines Emergency Services immediately.**

GENERAL REGULATIONS

14. Stockpiling of dirt or material is permitted only in conformance with the approved Site Plan. Dirt which must be removed from a site must be disposed of at a designated fill site or away from Castle Pines Village. Dirt spoil dumped on the property must be clean and free of construction debris. Any deviations from this rule require written approval of the Design Review Committee (DRC) Administrator.

15. Access for construction from adjacent lot is highly discouraged. The DRC Administrator may allow ingress/egress if adjacent property owner gives his/her permission in writing. Any damage to this property will be the responsibility of the builder. If the builder fails to complete this repair on a timely basis, the Castle Pines Homes Association may affect this repair at the expense of the builder.

16. Dirt, mud, and any other such debris left on the roads in Castle Pines Village caused by construction vehicles or equipment must be cleaned up by the contractor in a timely manner.

17. Washing of construction trucks and other construction vehicles is not allowed in Castle Pines Village. Concrete truck wash out must be on the construction site at the future driveway location or within the building pads as designated on the Approved Site Plan.

18. Excess runoff shall be contained on the construction site. Provisions of the Approved Site Plans and Erosion Control Plans of the Design Review Committee and, Metro District shall be followed at all times. All Builders shall be responsible for the maintenance on a continuous, day-to-day basis, of all tree protection barricades, drainage control devices, and silt fencing for their construction site. Any

damage to neighboring streets or properties due to runoff from a construction site shall be the responsibility of the Builder.

19. Shortcuts across a golf course are not allowed. Any contractor doing work adjacent to one of the golf courses must contact the respective golf course superintendent to be shown the proper paths of ingress and egress, to review site protection requirements, to learn the potential erosion or drainage problems onto the course, and how to avoid conflict with any golf related activities.

20. Open fires are not allowed in Castle Pines Village.

21. Firearms are not permitted within Castle Pines Village.

22. Trash containers, construction materials, lumber packs, San-O-Lets, landscape materials, etc., are permitted to be stored in accordance with the Approved Site Plan. No materials are permitted to be stored on any road surface without the permission of Castle Pines Emergency Services. Exceptions must be pre-approved by the Chief of Emergency Services.

23. Any dumping of "trash" or excess materials on vacant land or open space is not allowed. No dumping is allowed in any Castle Pines Village trash container or another contractor's trash container. Such dumping may lead to loss of privileges to work in Castle Pines Village, or severe fines.

Revised February 2009

Adopted by the Board of Directors

Castle Pines Homes Association