

CRIMSON VIEW
HOMEOWNERS ASSOCIATION

CONSTRUCTION REGULATIONS – EXTERIOR HOME AND LOT MODIFICATIONS
FOR GENERAL CONTRACTORS AND SUBCONTRACTORS

****MUST BE POSTED ON JOBSITE****

LOT _____ LOT ADDRESS _____ DATE _____ TIME _____
CONTRACTOR _____ EMAIL _____ PHONE _____ / _____

1. **Any violation of the following regulations is subject to a minimum \$250 fine.**
2. No construction of any sort may commence until: the modification drawings are approved by DRC; the construction deposit has been paid; and the portable toilet is on site, if required.
3. Obtain approval from **DRC** of any and all changes to exterior elevations, before making such changes. Unapproved changes discovered in the field will be subject to a re-submittal and \$250.00 fine.
4. DAILY CONSTRUCTION HOURS:

Monday-Friday	6:00am – 6:00pm (May 1 – October 31)
	7:00am – 6:00pm (November 1 – April 30)
Saturday	8:00am – 4:00pm (November 1 – April 30)
	6:00am – 4:00pm (May 1 – October 31) (written permission required)**

***ALL** site material deliveries **MUST** be scheduled **after 7:00 AM**.

** A single day allowance with 48 hour advanced request. Consideration given to noise levels.

***No construction activity (inside or outside) or material deliveries are allowed on Sundays, or the following nationally recognized holidays:** New Year's Day, MLK Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day

ANY WORK HOUR VIOLATION WILL RESULT IN AN AUTOMATIC FINE.

5. All cement product cutting activities (pavers, roof tiles, ceramic tiles, etc.) shall be done with a wet saw or a dry saw with a vacuum collection system. Automatic fine if dust control methods are not being used.
6. Builders are **NOT allowed** to use/disturb adjacent property for access or storage. If access required, prior written permission from that lot owner must be on file with **DRC**.
7. Radios/Stereos shall not be played so loudly that it can be heard by adjacent neighbors.
8. Firearms, alcohol and/or family members are **NOT allowed** on job site at any time.
9. **No pets, particularly dogs, may be brought to Crimson View.** In the event of any violation hereof, the Association has the right to contact the applicable authorities to impound the pets or to take such other actions as may be permitted by law, the Design Guidelines or the Declaration.
10. Material storage areas, trash collection areas and hazardous working spaces are hereby designated 'NO SMOKING' areas.

11. No parking on sidewalks, landscaped or common areas of the neighborhoods. All construction crews shall park on same side of street in order to maintain adequate access to all other properties and will NOT block the street at ANY TIME. Overnight parking on street or common areas of any vehicles, equipment or trailers is not allowed.
12. Job site needs to be kept reasonably clean of scraps and debris. A **DAILY** clean-up is required. All construction crews are responsible for **IMMEDIATELY** cleaning up any debris or materials that get on the **adjacent property or street**. Oil spots are to be treated daily by applying kitty litter and grinding into the spot.
13. Contractor will make a reasonable attempt to keep materials and trash from being carried away by wind, including covering all dumpsters and trash cans and securing all materials while stored on site.
14. No concrete suppliers, plasterers, painters or other sub-contractors will clean their equipment outside the building envelope area. Cleaning of paint brushes, rollers or other painting supplies will NOT be done in swales.
15. Contractors must observe posted speed limit and stop signs in the Crimson View HOA.
16. Any changes to DRC approved plans WITHOUT DRC approval will be subject to an automatic fine until the changes are submitted and approved by the reviewing body.
17. **At painting stage, contact DRC to arrange for a field sample approval of exterior paint. Exterior colors will not be approved until the field review is completed.** Inspections will be done within **96 hours**, excluding weekends & holiday, weather permitting. Failure to comply with this requirement will result in an automatic fine.
18. After construction has been completed and prior to final inspection, Contractor must complete remediation of disturbed roadside areas and remove remaining grease/oil spots from pavement within thirty (30) days. Return of construction deposit is contingent upon successful damage restoration & street cleaning, in addition to compliance with approved plans.
19. **Fines will be assessed in \$250 increments, per occurrence. For continuing violations of the same occurrence, such fines may continue up to a maximum of \$1,000. The Crimson View DRC reserves the right to apply larger fines, up to \$1,000 each for any extreme violation of these Rules & Regulations.**
20. Fines are to be paid to Crimson View Homeowners Association within ten (10) working days of receiving the "Notice of Violation". If fine is not paid within ten (10) days, the amount will be deducted from the Construction Deposit, per Section 3.4 of the Guidelines.

Crimson View Design Review Guidelines supersede the City of Sedona guidelines. **The undersigned acknowledges that they have received, read and agreed to the Crimson View Construction Regulations.**

_____ Contractor's Name (Printed)		_____ Contractor's Signature		_____ Date
_____ Design Review Committee Signature	_____ Date	_____ Owner's Signature	_____ Date	
_____ Design Review Committee Signature	_____ Date	_____ Owner's Signature	_____ Date	

☐ **Deposit Received**

☐ **Construction schedule received**