

**CRIMSON VIEW**  
HOMEOWNERS ASSOCIATION

**CONSTRUCTION REGULATIONS**  
FOR GENERAL CONTRACTORS AND SUBCONTRACTORS

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

LOT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_ EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_ / \_\_\_\_\_

1. **Any violation of the following regulations is subject to a minimum \$250 fine (see rule #26).**
2. No construction of any sort may commence until: the plans are approved by DESIGN REVIEW BOARD; the construction deposit has been paid; the pre-construction site survey is completed; the construction fence is installed and the portable toilet is on site and water service has been activated. Provide a copy of the city permit when it is available.
3. Construction is to be completed **within (12) months of commencement.** Provide an estimated construction schedule prior to beginning work.
4. **Construction sign is to be installed; must include these rules posted on job site. Sign to be removed once home is complete and final inspection signed off.**
5. Obtain approval from **DESIGN REVIEW BOARD** 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.
6. DAILY CONSTRUCTION HOURS:

<b>Monday-Friday</b>	<b>6:00am – 6:00pm</b> (May 1 – October 31)
	<b>7:00am – 6:00pm</b> (November 1 – April 30)
<b>Saturday</b>	<b>8:00am – 4:00pm</b>

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

**\*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.**

7. Builder shall fence off the building envelope or property lines **PRIOR** to the beginning of any work.
8. Construction access shall be treated with an approved gravel material to eliminate mud track-out from the Lot.
9. The use of temporary water sprinklers is required from 7am – 7pm for three (3) days prior to initial excavation.
10. After initial watering, **continual** dust suppression methods are required during site clearing, trenching & excavation of the Lot. Temporary sprinklers are preferred; however other methods may be used as long as used continually. In addition, to mitigate dust migration, 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.

11. 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 **DESIGN REVIEW BOARD**.
12. Radios/Stereos shall not be played so loudly that it can be heard by adjacent neighbors.
13. Firearms, alcohol and/or family members are **NOT allowed** on job site at any time.
14. **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.
15. Smoking in houses under construction is prohibited. Material storage areas, trash collection areas and hazardous working spaces are hereby designated 'NO SMOKING' areas.
16. Careless disposition of cigarettes, contaminated and other flammable material is not permitted. Disposal of cigarettes shall be in a designated sand-filled receptacle. Builder is required to have a 10lb. ABC-rated fire extinguisher on site at all times.
17. 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.
18. 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.
19. Builder 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.
20. No concrete suppliers, plasterers, painters or other sub-contractors will clean their equipment outside the building envelope area.
21. Contractors must observe posted speed limit and stop signs in the Crimson View HOA.
22. Any changes to DESIGN REVIEW BOARD approved plans WITHOUT DESIGN REVIEW BOARD approval will be subject to an automatic fine until the changes are submitted and approved by the reviewing body.
23. At painting stage, contact **DESIGN REVIEW BOARD** 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.
24. After completion of house and landscape, a final inspection by **DESIGN REVIEW BOARD** inspectors will be completed. A Certificate of Occupancy must be obtained, with a copy provided, prior to final inspection. After completion of house and landscape, a final inspection by **DESIGN REVIEW BOARD** inspectors will be completed. A Certificate of Occupancy must be obtained, with a copy provided, prior to final inspection.
25. 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.

- 26. **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 DESIGN REVIEW BOARD reserves the right to apply larger fines, up to \$1,000 each for any extreme violation of these Rules & Regulations.**
- 27. 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.
- 28. For builders or contractors constructing multiple homes at the same time in Crimson View, violations will be considered congruent between lots, and inclusive for each violation per builder.
- 29. Crimson View Design Review Guidelines supersede the City of Sedona guidelines. This includes any and all credits permitted by the City of Sedona, which are not permitted by Crimson View.

**Pre-existing Damage: (Describe here)**

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**The undersigned acknowledges that they have received, read and agreed to the Crimson View Construction Regulations.**

\_\_\_\_\_  
Inspector's Name (printed)

\_\_\_\_\_  
Contractor's Name (printed)

\_\_\_\_\_  
Inspector's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
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**