

PROJECT PLANNING & DESIGN

PREPARE FOR SUBMISSION

SUBMISSION & APPROVAL

CONSTRUCTION

Now that you have received approval to move forward with your construction / improvement project, please make sure that your contractor/sub-contractors are aware of the following FBPOA construction guidelines.

## BEFORE CONSTRUCTION STARTS

- ☐ **GATE CODES:** Contractors should be provided with a unique, temporary gate code for their use (do not share your own personal gate codes. FBPOA owners should contact Paul Klass to request a contractor gate code.
- ☐ **CULVERT:** Prior to any new home construction, FBPOA owners must install an entrance culvert leading into their property to facilitate the egress of all construction vehicles and materials. This culvert should negate most damage to common areas and adjacent properties done by those vehicles. FBPOA does not dictate size of culvert, but relies on builder/owner to determine.
- ☐ **PORTA-POTTY:** Contractor must install and maintain an appropriate porta-potty for contractors to use. Under no circumstances are contractors to use the restroom facilities in the community pool pavilion.
- ☐ **TRASH CONTAINMENT:** Contractors must have a dumpster or suitable trash containment area placed on the actual FBPOA owner's property (not adjacent property or common areas). Please make sure your contractors are regularly policing your lot (and the lots around you) for construction trash. Simply follow the direction of the prevailing winds and you will find it!
- ☐ **ELECTRICAL TIE-IN:** Electrical tie-ins must be installed on the property prior to the start of construction. Generators are not allowed.

**NOTE:** Culverts, Porta-potty, dumpsters, and electrical tie-ins must be on the property prior to the start of construction. Lots should be policed for trash daily. Failure to install any of the above requirements will result in a \$50/day fine for each infraction.

## DURING CONSTRUCTION

- ☐ **VEHICAL WEIGHT LIMITS:** To protect our roads, all construction deliveries must adhere to established Francisco Bay Subdivision road "weight limits". These vary based on the type of material and truck used. Here are the current guidelines.

<u>Fill Dirt</u>	<u>Rock, Sand</u>	<u>Concrete</u>	<u>Lumber, Brick, Other</u>
<b>12 cu yard</b> 25,800	<b>10 cu yard</b> 30,000	<b>8 cu yard</b> 32,400	<b>Material limit</b> 26,000
<u>Dump truck</u> 26,000	<u>Dump truck</u> 26,000	<u>Concrete truck</u> 25,000	<u>Flat-bed semi</u> 30,000
<b>GVW 53,800</b>	<b>GVW 56,000</b>	<b>GVW 57,400</b>	<b>GVW 56,000</b>

**NOTE:** Loads over the established weight limit are subject to a \$4,000 fee per truck. If requested, copies of all invoices and/or delivery tickets must be supplied to the ACC as proof of such. If you or your builder have a question about a planned delivery, please contact the ACC as soon as possible.

**NOTE:** The ACC will take pictures of roads before any construction is attempted for verification purposes. Repair for any damage to subdivision roads, entrance improvements or bridges because of construction initiated by a FBPOA Owner shall be the sole responsibility of that owner.

- ☐ **MATERIAL OFF-LOADING / STORAGE:** All materials are required to be off-loaded and stored on/within the actual FBPOA Owner's property (not adjacent property or common areas).
- ☐ **CONTRACTOR PARKING:** Contractors are required to park their vehicles on/within the actual FBPOA Owner's property (not adjacent property or common areas).

It is understood that some changes will occur during the construction process. However, significant variances may result in additional ACC Fees being assessed, up to 100% of the original fee. Please notify the ACC of any changes that occur during construction that differ from any submittal item noted above.