

Construction and Lot Improvement

Policy

Effective Immediately

All properties/lots under existing construction/improvements are required to follow the procedures stated below.

“Construction” means the fabrication of a structure (e.g. house, garage, shed, swimming pool or other appurtenant structure) on a lot within Beebe Ranch HOA.

“Lot Improvement” means the installation of any landscaping, driveway, access to a lot from an HOA asphalt road, or improvements to existing landscaping or driveway.

This Policy is being put into effect because of the high fire danger, high winds and relative risk of damage to neighboring homes, swimming pools and landscaping. It shall remain in effect until rescinded by the HOA Board of Directors or a majority of the Members in accordance with Beebe Ranch HOA ByLaws and Protective Covenants.

1. Dust and Fire Control -

- a. Before construction or lot improvement begins, Domestic or Irrigation water must be connected and available for use with a hand nozzle, sprinkler or automatic distribution device. It shall be used when any excavation activity takes place on all bare soil where natural vegetation has been removed. Until such time as landscaping is completed, all bare soil should be watered a minimum of 30 minutes 3 times per day to minimize dust disturbance. Domestic water must be connected and available for use on or before October 15 (since irrigation water is turned off on October 15th and not turned back on until April 15th).
- b. Spread a layer of gravel with 95% coverage over all well-traveled entrances and surrounding project pathways when ground breaking begins to minimize dust disturbance.

- c. Maintain a fire extinguisher on site when construction persons are present and construction activity is in progress.

2. Construction Debris –

- a. Maintain a construction waste material trailer or dumpster on site until the structure is completed and ready for final inspection or the owner has provided waste storage and removal.
- b. All waste storage trailers/containers shall be covered to ensure waste debris is not blown onto neighboring properties, HOA roads, ditches and catch basins. Construction debris trailers/dumpsters shall be emptied regularly not to remain on the premises with large amounts of flammable materials.

3. Sanitation –

- a. Unless the owner is present and has provided access to on-site sanitation facilities, a portable toilet shall be present at all times during the Construction/Improvement process and must be secured to the ground so as not to blow away or blow over during high winds.

Properties/Lots with Construction/Improvement activity present shall abide by this Policy until such time when the Policy is rescinded. Properties/Lots not in compliance with this Policy as well as Beebe Ranch Protective Covenants Articles 2.5 Refuse, 2.8 Excavations, and 2.9 Disturbed Earth/ Dust Abatement will be subject to the Beebe Ranch HOA Covenant Violation Process.