CONSTRUCTION GUIDELINES

In order to assure that the natural landscape of "Hayden Lake Country Club Estates" is not unduly damaged during construction, the following Construction Regulations must be made a part of the construction contract documents for each residence or other improvement. All builders and Owners shall be bound by these Regulations and any violations by a builder or his subcontractors or suppliers or vendors shall be deemed to be a violation by the Owner of the Lot.

Policing of building sites during construction will be done by, the Architectural Design Committee, and the Board of Directors. Violations of the Construction Regulations will be reported to the Board of Directors who will send a letter to the builder involved. Copies of the letter will be sent to the Lot Owner, "Hayden Lake Country Club Estates” and the Architectural Design Committee.

Prior to commencing construction, the builder must meet with the Architectural Design Committee to review the Construction Regulations and procedures, and to coordinate construction activities. Builders will be required to fill out a form listing subcontractors and suppliers for access to the project.

A "Construction Authorization Certificate" issued by the Architectural Design Committee must be posted at each construction site on a small fixed post located near the driveway at the street. In order to receive the Construction Authorization Certificate, the Final Submittal must be approved and the construction documents received and reviewed for compliance with Architectural Design Committee stipulations for final approval. No construction activity of any kind can take place until the Construction Authorization Certificate is received and posted.

All applicable OSHA regulations and guidelines, as well as all applicable safety and health regulations and guidelines of the State of Idaho, must be strictly observed at all times.

Any Owner or builder who desires to bring a construction trailer, field office, portable toilet, or the like to "Hayden Lake Country Club Estates" shall first apply for and obtain written approval from the Architectural Design Committee. To obtain such approval, the Owner or builder shall submit a copy of the site plan with proposed locations of the construction trailer, portable toilet and the trash receptacle noted thereon. Such temporary structures shall be removed upon completion of construction.

Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight material, packaging, and other items shall be covered or weighted down to prevent its being blown off the construction site. In no case may debris and trash accumulate above the top of the dumpster. The Architectural Design Committee reserves the right to apply fines to builder and Owners who fail to control debris from blowing or being disposed of on other lots or common areas. Builders are prohibited from dumping, or burying trash anywhere on "Hayden Lake Country Club Estates" except as expressly permitted by the Architectural Design Committee. During the construction period, each construction site shall be kept neat and clean, and shall be properly policed to prevent it from becoming a public eyesore or affecting other lots or any open space. Unsightly dirt, mud, or debris resulting from activity on each construction site shall be promptly removed and the general area cleaned up.

Dumpsters or other waste receptacles must be located within the Building Envelope or in areas specifically approved in writing by the Architectural Design Committee. For physically constrained sites, smaller dumpsters with more frequent removal may be necessary.

Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained within the Building Envelope of each lot. Washout or cleaning residue shall not be allowed to flow out of the Building Envelope. Fines will be imposed against a builder and or its builder's bond or any violations to this provision. The builder will also be responsible for restoring any damages area to its natural state.

Each builder shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building envelope or in areas specifically approved in writing by the Architectural Design Committee.

**Construction crews shall not park on, or otherwise use, other lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or one side of street directly adjacent to the building site, unless otherwise directed. All vehicles shall be parked so as not to inhibit traffic on adjacent streets or damage vegetation along the roadside.**

Each builder shall be responsible for assuring that its subcontractors and suppliers obey the speed limits posted within "Hayden Lake Country Club Estates". Fines may be imposed against the builder and/or its builder's contractors for repeated violations. Adherence to the speed limits shall be a condition included in the contract between the builder and its subcontractors/suppliers. Repeat offenders may be denied future access by the Architectural Design Committee.

Excess excavation materials must be hauled away from "Hayden Lake Country Club Estates" and disposed of properly. Dumping of excess excavation materials within "Hayden Lake Country Club Estates" is prohibited, unless approved in writing by the Architectural Design Committee for clean fill in approved locations.

Damage and scarring to property other than the Lot, including, but not limited to, open space, other lots, roads, driveways, concrete curbs and gutter, and/or other improvements, resu1ting from construction operations will not be permitted. If any such damage occurs, **it** must be repaired and/or restored promptly at the expense of the builder. In the event of default by the builder in meeting these obligations, the Lot Owner who has retained the builder shall be responsible.

Signs shall be limited to those allowed by the City of Hayden Lake, Idaho. Signs of builder and architect shall be no larger than 6 square feet.

 **Daily working hours for each construction site shall be from 7:00 a.m. until 7:00 p.m., Monday through Saturday, as stipulated by the City of Hayden Lake, Idaho. No exterior construction or other construction causing noise audible from outside the residence shall be allowed on Sundays.**

All Owners will be solely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises of **"Hayden** **Lake Country Club Estates".** The following practices are prohibited:

Changing oil or otherwise servicing any vehicle or equipment on the site itself or at any other location within "Hayden Lake Country Club Estates", other than at a location designated for that purpose by the Architectural Design Committee.

Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment other than at locations specifically designated for that purpose by the Architectural Design Committee. Residue from cleaning on the lot shall not be allowed to flow out of the Building Envelope, or in any way enter into drainage ways or natural open areas.

Removing any rocks, plant materials, topsoil, or similar items from any property of others within "Hayden Lake Country Club Estates", including other construction sites.

Carrying any type of firearms on one's person while within "Hayden Lake Country Club Estates". If any person is in possession of any firearms while within “Hayden Lake Country Club Estates", such firearms must remain in a locked vehicle/trailer or owners’ residence.

Using disposal methods or equipment or units other than those approved by the Architectural Design Committee.

Carelessly handling flammable material. At least one JO-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

 Use of, or transit over, any Common Area paths or trails or any golf course area.

Construction personnel bringing pets, including dogs, into "Hayden Lake Country Club Estates". ln the event of any violation hereof, the Architectural Design Committee and the Association shall have to right to contact the County authorities to impound the pets, to refuse to permit the builder or subcontractor involved to continue work on the project, or to take such other action as may be permitted by law, these Guidelines or the Declaration.

Playing radios and/or other audio equipment so that the sounds is audible from the construction site within "Hayden Lake Country Club Estates". This restriction is to avoid impacting golfers as well as homeowners living at "Hayden Lake Country Club Estates".

Storing or parking of non-construction related vehicles, trailers, boats, etc. at the construction site.

The only approved construction access to a lot during construction will be over the approved driveway location unless the Architectural Design Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any lot.

 The builder shall be responsible for controlling dust and noise including without limitation, music from the construction site.