

Pikes Peak Mountain Estates Regulations for Builders, Contractors, Landscapers and Others

These regulations are for Pikes Peak Mountain Estates' (PPME) residents and owners when having minor construction done on or in their home including landscaping. These regulations also must be followed by and are applicable to all Builders, General Contractors or Remodelers doing any construction in PPME including building a new home.

- 1.** For all new construction (home building), a damage deposit of \$5,000 will be collected from the General Contractor to be used for any damage incurred in the community or fines during construction. Once the new construction is complete, the deposit will be refunded, minus any damage or fines, upon written request from the General Contractor to the Board of PPME. This will be effective as of December 1, 2014.
- 2.** All contractors, subcontractors, and their employees must drive respectfully and obey our speed limits of 20 MPH. We have many children, pets, and wildlife in the area and we do not want to lose any due to carelessness. Access authorization is for transit to and from the work site and not a license for sightseeing. Careless driving and speeding could result in the worker being denied permission to drive in our community.
- 3.** Use of any alcoholic beverages by any tradesman or laborer is prohibited.
- 4.** Workers must keep music low enough so as to not bother the residents, including immediate neighbors.
- 5.** Workers must not bring any pets, or children under age 14, to the work site.
- 6.** Work crews must use the port-a-potty or your bathroom, and not outdoors.
- 7.** Smoking outside of buildings or outside of vehicles in community is prohibited. Limit smoking to indoors or inside vehicles, and dispose of cigarette/cigar butts in appropriate containers and not on the ground.
- 8.** Work hours and limitations are as follows:
 - a.** Monday thru Saturday: 7 AM until 7 PM for normal construction activity
 - b.** No construction or landscape activity on Sundays or the holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day.
- 9.** Post your permits so they are clearly visible from the street BEFORE you start.
- 10.** A tracking pad must be installed with crushed rock at the lot entrance and exit points to limit disturbance to community roads.
- 11.** Construction, landscaping, and excavation materials must not be deposited in the street. Keep the roadway safe for travel and free of mud, rock, soil, and debris as well as nails and building materials. This includes not only roads at the construction site, but also roads leading to and from the site that become muddy or acquire debris from the construction

activity. Roads will be cleaned daily if necessary. All trucks carrying dirt, rocks, gravel, refuse or other such items will be covered by a tarp whenever traveling on any street in the community.

12. Dumpsters or roll-offs must not be placed in the street. When not feasible, prior permission from the PPME may be allowed.
13. Under no circumstances are vehicles, trailers nor any other equipment to be parked or left in the community's streets overnight. If the driveway configuration does not accommodate parking in your driveway or on your property have the workers park on the street in the least offensive manner possible. Parking is to be limited to one side of the street. When parking in the street, place orange warning cones at both ends of the vehicles or equipment. This condition still does not allow overnight parking of any vehicles, trailers or equipment.
14. Concrete trucks servicing construction work sites must not "wash out" anywhere in the community other than approved site collection areas. Fines will be enforced (\$250) for violations upon each occurrence and must be cleaned up immediately if violation has occurred.
15. Work sites must be kept clean and picked up. Remove debris and loose materials so they won't blow around the neighborhood. Please clean-up each day. Do your part to ensure your problem doesn't become someone else's. Fines (\$50) will be enforced for non-compliance
16. Do not damage any community signage, curbs, roads, guardrails, or other property. You will be held liable for any repair costs. You or your contractor or subcontractors are to immediately report to the PPME Board any damage to any community property.
17. Do not encroach on adjacent property. If you are unsure of the property lines please verify before starting work. Make certain all subcontractors know where the lines are too! BMP's and erosion control waddles are encouraged per building code regulations. Runoff control as well as limit of disturbance fencing are to be used according to building code regulations as well.

We want to help you succeed. If you have questions, please contact members of the Pikes Peak Mountain Estates Board and they will assist you. Thank you!

PPME Board Member or Representative

Phone Number