



3 CREEK RANCH

Summary of Construction Rules/Regulations

Effective April 15, 2021

- Construction hours are Monday-Friday from 7am-6pm. Saturday from 8am-5pm. No Sundays or Holidays! No access allowed outside of construction hours. All must leave the property by 6pm Monday through Friday and by 5pm on Saturdays.
- The Speed limit is 20MPH and must be observed at all times.
- The South entrance must be used for all construction traffic. In the event of a large delivery that must use front entrance arrangements for use of the front entry must be arranged at least 24 hours in advance with security by calling 307-413-6682
 - Excessive violations of the front entrance will warrant a \$100 fine.
- No loud radios, barking dogs or other excessive (non-construction related) noise.
 - Excessive noise violations will warrant a \$100 fine.
- No staging or utilizing other properties in any manner without written permission from the ARC. May not store or stage on other lots within 3 Creek Ranch.
 - Unauthorized staging will warrant a \$500 fine (plus the cost of clean-up).
- All sites must have a construction fence. Must be no less than 6 feet high and must be dark green with a solid/ opaque heavy-duty screen that encompasses the building envelope. The fence

must be installed with supports to maintain the structure and height of the fence. The purpose of this construction fence is to screen the construction and limit the nuisance of trash land/stream disturbances. All materials must be stored inside construction fence.

- If a six-foot construction fence is not present (and in good repair), a \$300 fine will be levied.
- All chemical toilets must be screened.
 - If a chemical toilet is not screened effectively from the view of the street and neighbors, a \$250 fine will be levied.
- All sites must be kept tidy and free from trash, all sites must provide proper trash receptacles.
 - Any trash found in the pond or stream system will be an automatic \$500 fine.
- No construction site or construction activity shall be lighted unless and until the construction lighting plan has been approved by the ARC.
- No parking in the right-of-ways.
 - Damage to the right-of-way will be fixed by the HOA and the charges billed to the Homeowner, plus 50% of the total.
- Environmental steps to prevent silt and run-off into ponds and streams shall be in place and any toxic materials, such as oil, chemicals, etc. shall be cleaned fully and promptly to ensure they cannot run off into the ponds and streams. Excess material and contaminated run-off shall not be washed into offside drainage or onto streets.
- Only park on one side of street, not on both sides of street.
- Deliveries must not block roads, you must provide 2 people to manage the road during deliveries and communicate with people trying to use the road.
- All roadways must be kept clean at all times, clean mud, dirt, and debris every day.

- Please be considerate and respectful to other contractors and residents. Please work as a team and contact Grand Teton Property Management at 307-733-0205 if you have questions or concerns.