

STREAMSIDE: CONSTRUCTION RULES & REGULATIONS - 2018

Every home site within Streamside provides the opportunity for its owner to construct a unique residence within the easy confines of a unique planned unit development. Streamside is dedicated and focused in its mission of providing the highest level of service and maintenance to the members of the owners association. With constant adherence to good business practices and diligent management of the Association's valuable common area resources, each and every property ownership within Streamside will be protected for the long term.

The legal entity which governs the subdivision and planned unit development of which each legally platted lot within Streamside is a par operates under the name of Village Green at The Valley Club Homeowners Association ("VGVCHOA"). VGVCHOA is authorized under the Covenants, Conditions and Restrictions ("CC&R's) recorded against the subdivision to promulgate rules and regulations for those activities that can occur within the Association's common area property and on each individual legal lot as it relates to the construction, renovation or proposed expansion or modification of any residence and related landscaping within each lot boundary and any limited common area granted by VGVCHOA. The rules, regulations and guidelines regarding new construction, renovations, additions and landscaping work within each individual homesite's property boundaries and/or limited common area are intended to maintain and enhance property and living values within Streamside. Each residence approved for construction by the Architectural Design Review Committee ("ADRC"), must adhere to construction guidelines and rules and regulations as outlined below. Please acknowledge your understanding and adherence to these requirements by executing on the signature line below. Please return this signature page along with a check made payable to VGVCHOA reflecting the total amount of deposits and applicable fees due prior to the commencement of construction and immediately after the receipt of your building permit from Blaine County for your intended improvement. No owner shall apply for a building permit from Blaine County until the Design Review Process has been completed and written approval granted for construction by the Association

1. Construction Deposits and Fees:

- A. New Residence: \$5,000.00 to be deposited before construction commences with VGVCHOA and held by VGVCHOA on account until completion of construction and all landscaping and all other approved improvements are completed. The deposit will be used by the Association to pay for any and all repairs to VGVCHOA common area necessitated by each owner's general contractor, landscape contractor or any other construction subcontractor or vendor causing such damage during the period of time of construction on each owner's legal lot and any surrounding common area. Use of the deposit shall occur if damage caused to the common areas is not repaired to the complete satisfaction of the ADRC of VGVCHOA or its property manager or other designated agent or if

VGVCHOA determines in its sole and absolute discretion that the repairs are best performed by VGVCHOA contractors or vendors.

- B. Landscape Construction: \$1,000.00. To be used for repairs to the landscaped common area if it is determined that damage has occurred to any existing common areas or improvements, landscaping, stream and water features and roadways and pathways, all within 40 feet from the homesite property boundary where construction activity has taken place adjacent to an effected lot or anywhere that is in direct relation to any street frontage improvements made by Streamside or VGVCHOA.
- C. Roadway Maintenance and Repair Fee: A fee of \$1,000.00 shall be paid to the VGVCHOA roadway maintenance account to be used by VCVGHOA to make any roadway repairs caused by construction vehicular and equipment traffic entering or exiting Streamside and the actual construction site.
- D. Landscape Master Irrigation Controller Connection Fee: All homes constructed and landscaped in conformance with the recommended plant and design guidelines and per the review and approvals of the ADRC, shall pay a one time connection fee of \$750 to connect to Streamside's water management control system.

2. Construction Rules and Permitted Hours of Work:

- A. Hours of work for all construction trades and throughout the various stages of construction shall be 7:30AM to 6:30PM Monday through Saturday. No work is permitted other than within the interior of the residence on Sundays.
- B. All construction equipment and materials and contractor or subcontractor employees cars and or trucks other than for use and installation during the daily construction routine or as scheduled for the activity to be performed by the general contractor constructing the home per its construction schedule shall only park in the designated parking and staging areas that are available for rental from lot owners Streamside Associates, LLC or its Managing Member, Jack Bariteau

or

any other vacant lot owner within the Streamside development. The parking and staging areas are located within the lots owned within the development as described above. Lots to be rented should be in the closet proximity to the lot to be constructed upon and subject to the approval of the Design Review Committee in its sole discretion. Construction fencing around the perimeter of each respective building site and any such lot rented for staging of materials and employee parking is required to be installed prior to excavation and grading work and will remain in place through the completion of residence construction and may only be removed to make way for the start of landscaping and finished site work. Construction fencing shall be erected of suitable material and any fencing fabric material must be dark green or black. All trash containers and temporary

toilets for use by construction workers must be located within the staging area. All lot areas rented shall be kept in a clean condition and no wash out of concrete trucks, paint containers or other potentially toxic or damaging building materials shall be allowed. Rental for the designated lot is \$500.00 per month paid in advance for the estimated construction period proposed to the LLC, Mr. Bariteau or any other vacant to owned independently for the respective lot rented. A refundable security deposit of \$2500.00 is also required to be paid with the rental fee and the general contractor and lot Owner must provide written evidence of adequate contractor's liability insurance naming the lot owner (to be used for staging and employee parking and VGVCHOA as additional insured.

- C. Each Owner is responsible for the enforcement of these rules with all persons, vendors, general and sub contractors, consultants and agents under its employ or the employ of the general or landscape contractor who is selected to build the residence.
- D. All deliveries to the construction site shall be scheduled and completed between hours of 7:30AM and 5:00PM Monday though Friday. Special exceptions for after hours or weekend delivery made be requested by calling Kathy Pruett, Blue Sky Property Management at (208) 309-1762 or via e-mail to kp@blueskyem.com
- E. No radio or electronic devices playing music are permitted in the common areas and or within the homesite property boundaries at any time during construction to prevent the broadcast of music to adjacent properties within Streamside.
- F. Owner shall be solely responsible for control and disposal of all debris that may be generated from the construction site throughout the construction period. Owner shall direct it's general contractor to maintain a clean and orderly construction site. Use of Streamside Drive while permitted for all construction vehicles and equipment shall be kept clean and swept and washed down after each day of construction. Failure to do so will result in VGVCHOA cleaning the streets and billing back this cost to the Owner.

3. Permit Posting and Miscellaneous

- A. All required permits shall be posted in a conspicuous place whether on the on the general contractor construction trailer. The construction site shall be policed each day and get clean and free of all construction debris and trash including all employee trash and material debris.
- B. Street areas surrounding or adjacent the construction site shall be swept and kept free of all rocks, dirt and construction debris on a daily basis.
- C. Upon completion of construction of the residence and all landscaping, the deposits made with VGVCHOA and lot Owner whose property is rented for construction staging and employee parking shall be returned less any amounts

that are deemed to be required and used by VGVCHOA and/or the lot Owner contracted with for staging and parking purposes as described above within ten (10) business days of receipt of written request for return of the deposits and after VGVCHOA and or the lot staging Owner have inspected the staging lot and determined it to be clean in its absolute discretion having been returned to its previously naturally graded state.

- D. A copy of the Certificate of Occupancy if provided by Blaine County for the completed residence shall be provided to the Association Manager when received by the property owner.

Acknowledged and agreed this _____ day of _____, 2018 by:
