

**TETON SPRINGS
CABIN SUB-ASSOCIATION**

CONSTRUCTION & BUILDER REGULATIONS

1.1 Introduction

To assure that the construction of any improvements on a cabin site will occur in a safe and timely manner without damaging the natural landscape, adjacent cabin sites, or common improvements of Teton Springs including but not limited to roadways, paths, common areas, open space or landscaping and to further assure that there is no disruption of residents or guests, or impact the quiet enjoyment of their homes and/or property.

To achieve this intent, these regulations will be enforced during the construction period from the commencement of construction until the Certificate of Compliance has been obtained by the DRC.

Construction will not begin until the Construction Mitigation Plan has been received and approved by the DRC, all fees have been paid, a building permit has been obtained from the County of Teton and a damage performance deposit or bond has been placed with the DRC.

1.2 Builder Eligibility

Headwaters Construction is the designated builder for all cabins and lodge homes within Teton Springs. The purpose for a single builder is to assure the consistency of the cabins and the quality and methods of construction. Teton Springs Landscape Company is the designated landscape installer for all cabins and lodge homes within Teton Springs, unless otherwise stipulated by Headwaters Construction.

1.3 Pre-construction Conference

Prior to commencing construction, the builder/contractor must meet with an authorized representative of the DRC to review the Construction and Builder Regulations and the Construction Mitigation Plan with the DRC. Because all of the Building Plans have been previously approved by the DRC, the intent of this meeting is to assure mitigation and management of the construction process for the benefit of the property owners. At this meeting the builder/contractor or owner must bring a copy of the building permit issued by the County of Teton.

1.4 Construction Area

Prior to the commencement of any construction activity the builder/contractor will provide the DRC with a detailed plan of the proposed “construction area” showing the area in which all construction activities will be confined, and how the remaining portions of the homesite will be protected.

The construction area plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary

trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, and the limits of excavation. The plan should clearly identify the methods proposed for the protection of adjacent areas, such as fencing, flagging, rope barricades or other means to be set up prior to construction.

Architects, contractors, and sub-contractors will not be permitted to display any signs on any cabin sites within Teton Springs.

1.5 Access to Construction Areas

Access to the construction site for all vehicles will be limited to access via Route 33 and interior route established by the DRC prior to the commencement of any construction activity. If such a route is violated, the DRC may establish a fine system in order to enforce construction traffic routing.

1.6 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery other than with the DRC approved construction area on site, will occur only in specific areas designated by the DRC so as to minimize damage to the existing landscape, and adjacent properties. Construction crews will not be permitted to park on adjacent cabin sites or any other unapproved areas.

1.7 Storage of Materials and Equipment

All construction materials, equipment and vehicles must be stored within the fenced boundary of the DRC approved construction area, and outside any tree protection fencing located within the approved construction area. Equipment and machinery is to be stored onsite only or in specific areas designated by the DRC so as to minimize damage to as outlined in Section 1.1.

1.8 Construction Activity Times

The time of construction will be limited to the period from 8:00 am until 6:00 pm Monday through Friday. The DRC may, with prior written approval, grant a construction variance to allow for work at other times including Saturdays and Sundays. If work is permitted during off times, a representative for the General Contractor must be on-site to monitor the work of any sub-contractors. Temporary living quarters for the owner, builder, contractor, or their employees will not be permitted.

1.9 Construction Trailers/Temporary Structures

Any owner or builder/contractor who desires to bring a construction trailer or the like to Teton Springs must obtain written approval from the DRC. The DRC will work closely with the applicant to site the trailer in the best possible location to minimize impacts to the site and to adjacent cabin site owners. All such facilities must be removed from Teton Springs prior to issuance of a Certificate of Compliance.

1.10 Sanitary Facilities

Sanitary facilities must be provided for construction personnel onsite in a location

approved by the DRC. The facility must be screened from view from adjacent residences and roads, and maintained regularly.

1.11 Debris and Trash Removal

Builder/contractor and all sub-contractors must clean up all trash and debris on, and in the area of the construction site at the end of each day. Trash and debris must be removed from each construction site at least once a week and transported to an authorized disposal site. A heavy, wind proof construction project dumpster shall be used for each job site and must be placed upon the cabin site. Lightweight material, packaging, and other items, must be covered or weighted down to prevent wind from blowing such materials off the construction site. Builder/contractors are prohibited from dumping, burying or burning trash anywhere on the cabin site or elsewhere in Teton Springs.

During the construction period, each construction site must be kept neat and tidy to prevent it from becoming a public eyesore, or effecting adjacent cabin sites. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed from roads, open spaces, and driveways or other portions of Teton Springs. Any cleanup costs incurred by the DRC or the Association in enforcing these requirements will be billed to the Owner.

1.12 Excavation, Grading, and Tree Protection

The builder/contractor will take extreme care during excavation to assure that trees not authorized for removal are not damaged. All trees remaining within an approved construction area must be properly tagged and protected prior to the commencement of any grading operations. Every effort must be made to reduce compaction and/or disturbance within the drip line of all trees located within and outside an approved construction area.

Blowing dust resulting from grading operations must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. The builder is responsible for the implementation of all erosion control techniques as may be required by State or local agencies. Grading operations may be suspended by the DRC during periods of heavy rains or high winds. All topsoil disturbed by grading operations must be stockpiled within the construction area and reused as part of the site restoration/landscaping plans.

1.13 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent cabin sites, roads, driveways, common areas, landscaping and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the owner of the cabin site. Upon completion of construction, each owner and builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC or the Association will be billed to the owner. Failure to remedy damage as directed by the DRC may result in a builder being suspended from Teton Springs program, or deducted from the damage and performance deposit or performance bond posted by owner.

1.14 Inspections

In addition to the building inspections required by the County of Teton the following inspections must be scheduled with the DRC:

Site inspection - the construction area, all corners of proposed buildings, the driveway, extent of grading and protected vegetation must be staked, together with the locations of any temporary buildings. This inspection must be completed prior to any site clearing or disturbance of existing grade.

Final inspection - this inspection must be done prior to any application to the County of Teton for a Certificate of Occupancy.

1.15 Pets

Pets belonging to construction personnel are not allowed within Teton Springs.

1.16 Security

Security precautions at the construction site may include temporary fencing approved by the DRC. Security lights (except those with motion detectors) audible alarms and guard animals will not be permitted.

1.17 Noise

Builder/contractors will make every effort to keep noise to a minimum. Radio sound will be kept at a low level to minimize disturbance to neighbors and wildlife.

1.18 Builder Impact Fee

A non-refundable Impact Fee shall be collected prior to the commencement of construction for the purpose of mitigating impacts from construction and assisting the HOA in off-setting costs associated with construction activities. Payment of this impact fee, in the amount to be determined by the DRC and amended from time to time, does not absolve the builder/contractor from any provision of the Master Declaration of Covenants, Sub-Association Covenants, Master Rules & Regulations or Cabin Construction and Builder Regulations.

1.19 Deliveries

Deliveries must be scheduled and managed by the builder/contractors so as to not block roads, driveways or access to other areas within Teton Springs. Any damage to adjacent cabin sites, common areas, landscaping, open space, unimproved areas or improvements caused by delivery activity, parking or construction activities will be charged to the General Contractor. This includes damage caused by non-construction vehicles which must partially or completely leave a roadway to avoid construction activity.

1.20 Construction Mitigation Plan

A Construction Mitigation Plan must be submitted to the DRC prior to commencement of construction and will be reviewed at the Site Inspection Meeting. The plan shall include, but not be limited to addressing the following items:

- › Trash mitigation, waste container locations, waste dumping schedules
- › Daily debris and trash removal plan
- › Lay down and material storage location and management plan
- › Delivery management plan
- › Off-site damage plan
- › Off-site disturbance plan
- › Employee & contractor/sub-contractor parking plan
- › Sanitary Facility Plan
- › Construction Fencing Plan
- › Construction Site Access Plan
- › Construction Trailer and/or Temporary Structure Plan
- › Excavating, grading and material storage Plan