

**TETON SPRINGS SUB-ASSOCIATION
CONSTRUCTION & BUILDER REGULATIONS**
May 16, 2022

1.1 Introduction

To assure that the construction of any improvements on a site will occur in a safe and timely manner without damaging the natural landscape, adjacent lots, or common improvements of Teton Springs including but not limited to roadways, paths, common areas, open spaces 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, all water and irrigation hookup fees have been paid, and a damage performance deposit has been placed with the DRC, and the building site has been appropriately prepared and inspected by a designated DRC representative.

1.2 Construction Fence

All sites must have a construction fence and maintain the fence throughout the entire period of the construction. The fence must be 4-6'high and must be dark green or black 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 the fence is to screen the construction and limit the nuisance of trash land disturbance. All materials must be stored inside the construction fence.

1.3 Signs

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

1.4 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery can only park on the lot or in the roadway not blocking traffic. Place road mix on-site to prevent tracking dirt and mud on roadways. All tires must remain on the street so as not to disturb right away and can only park on one side of the street. This will minimize damage to the existing landscape and adjacent properties. Construction crews will not be permitted to park on adjacent lots or any other unapproved areas.

1.5 Storage of Materials and Equipment

All construction materials, equipment and vehicles must be stored on-site within the fenced boundary.

1.6 Construction Activity Times

The time of construction will be limited to the period from 7:00 am until 7:00 pm Monday through Friday, 8:00 am until 6:00 pm on Saturdays no Sundays or holidays. Temporary living quarters for the owner, builder, contractor, or their employees will not be permitted.

1.7 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.

1.8 Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site. The facility must be screened from view from adjacent residences and roads and maintained regularly.

1.9 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. Keep roadways clean daily from dirt, mud and debris. New builds and remodel projects must obtain and use a construction dumpster.

1.10 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.

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.

1.11 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent lots, 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 lot. 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 the Teton Springs program, or deducted from the damage and performance deposit or performance bond posted by the owner.

1.12 Inspections

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

Inspections by a designated DRC representative to ensure construction terms and conditions are being adhered to as agreed by the owner and builder.

Final inspection – call for final inspection between May – October when house and landscaping are complete.

1.13 Pets

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

1.14 Noise

Builders/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.

1.15 Speed Limit

The speed limit ranges from 15-25MPH, must observe the posted speed limits at all times.

1.16 Deliveries

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

1.17 Site Preparation and Ongoing Maintenance

All building sites must include gravel rock aprons to mitigate dust, mud, and dirt clods on Teton Spring roads.

On an as-needed basis, depending on the weather and road conditions, the HOA Property Management Company, based on the DRC representative’s recommendation, will contract with service providers to clean up the roadways. The cost of said service providers will be billed back to the property owner/ builder.

I, _____ (name of owner) and _____ (name of general contractor) have been provided with a copy of the Teton Springs CC&Rs and Construction Rules. I understand that I am required to comply with the CC&Rs and the Construction Rules and am required to ensure that my employees and sub-contractors follow these documents at all times. If the CC&Rs and Construction Rules are not followed, the lot owner will be subject to fines and the contractor may lose future privileges to work within the Teton Springs Subdivision.

Signature of Owner

Date

Property Address

Block/Lot Number

Signature of General Contractor/Builder

Date

Contractor email address

Contractor phone number

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.