



Architectural Review Committee Construction Guidelines

The purpose of these Guidelines is to facilitate new construction and home improvement projects, to preserve our homeowners' quality of life, and to protect public safety. The following Guidelines shall apply to all new construction, remodeling, or re-landscaping and shall govern all activity that results in any visible change to the exterior of a homeowner's dwelling or lot. During the course of any such project, the owner of the property (Construction Homeowner) shall be responsible for the actions of his/her builder, contractors and sub-contractors.

1. ARC Application:

- a. No application will be approved prior to receipt of the construction deposit and fees. For new homes a refundable deposit of \$2,000 is required. In addition, a non-refundable construction fee of \$500 is required to cover the cost of design review, administration, monitoring and reporting. On remodels, exterior modifications or re-landscaping; the amount of the deposit and fees will be determined at the discretion the ARC based on the scope and expected duration of the project.
- b. No construction activity shall commence prior to written approval of the Application by the ARC.
- c. For each project the Association will issue a gate access code to be used by all construction workers only during approved hours of operation.
- d. The Application must include the name and contact information of the person(s) to be contacted by the Lakes Association in the event of any problems or violations (Construction Contact). The Construction Contact must be available to answer calls and faxes at any time when there is construction activity on site.
- e. If they are not submitted with the application, landscaping and pool/spa/dock plans must be received by the Association within 90 days of start of construction.
- f. Any existing landscaping on the lot must continue to be maintained in good condition until the actual start of construction.

2. Site preparation:

No construction activity may commence prior to acceptance of site preparation by the Lakes Association Inspector. The following must be in place and accepted by the Lakes Association Inspector.

- a. Cyclone fencing on all unfenced sides of the lot (including the front). Plastic fencing is not acceptable.
- b. A lockable gate must be provided on the front of the lot.
- c. Portable toilet facility must be on property.
- d. Trash receptacles must be on property.

3. Hours of Operation:

No construction, cleanup, pickup or deliveries may occur outside the following hours. Delivery of construction materials or use of heavy equipment is not permitted on Saturday, Sunday or holidays.

- a. Monday through Friday: 6:30am to 6:30pm
- b. Saturday and holidays: 8:00am to 5:00pm
- c. Sunday: 10:00am to 5:00pm

4. Site Maintenance:

Proper care shall be exercised to protect public health, safety and welfare during all phases of construction. All materials shall be stored in a manner that is not objectionable to public view.

- a. Trash receptacles must be on site prior to the start of any construction activity (they shall not be located on the street).
 - i. Must be large enough to contain a minimum of one week of construction trash.
 - ii. Must be covered when not in use.

ARC Construction Guidelines

- iii. Must not be allowed to overflow.
- b. Site cleanliness
 - i. Because local winds frequently carry debris from construction sites, the construction lot must be kept free of trash, materials and waste. The site shall be left in a neat and orderly condition at the close of each workday.
 - ii. Scrap material and debris shall be disposed of in contained trash receptacles and such receptacles shall be collected and emptied prior to their becoming overfilled.
 - iii. Hazardous debris and material shall be removed from the site each day. No hazardous material shall be stored on the site overnight.
 - iv. Weeds, debris and litter shall not be allowed to accumulate on the site.
 - v. To insure cleanliness and public safety, the access gate at the site must be closed and locked when there is no construction activity.
- c. Streets and sidewalks
 - i. Must be cleaned daily to remove any building materials (including nails), debris, trash and dirt.
 - ii. Any damage to streets and sidewalks must be repaired/replaced by the Construction Homeowner to the satisfaction of The Association.
- d. Neighboring properties
 - i. Care must be taken to insure that paint, stucco, plaster, concrete, etc. does not spray over to neighboring properties.
 - ii. No building materials or trash may be dumped or stored on empty lots without the written permission of both the owner of lot and The Association.
 - iii. Any construction trash and debris must be removed from neighboring properties whenever requested by the owner or The Association.
 - iv. The Construction Homeowner is financially responsible for any damage to neighbors' properties.
 - v. The Construction Homeowner is financially responsible for any damage to Association property.

5. Earth Moving:

- a. Any dumping of dirt, sand or gravel must be watered down to control dust.
- b. Before grading or excavating, a water truck must be used to control dust.
- c. Any violations of this section will be reported to the City, County or applicable government agencies.

6. Prohibited Behavior:

The following behavior by any worker or representative of the Construction Homeowner, Builder, Contractor or Sub-contractor is prohibited and will result in an immediate fine payable by the Construction Homeowner. If a prohibited behavior continues without correction, the Association may at its option deny all access to the Lakes entrance gate by deactivating the Construction Homeowner's gate access code.

- a. Trespassing on neighboring property without prior approval
- b. Using neighbor's electricity, water or other utilities without prior approval
- c. Blocking homeowners' driveways (a public safety issue which may result in towing at the expense of the Construction Homeowner or contacting legal authorities).
- d. Blocking streets (a public safety issue which may result in towing at the expense of Construction Homeowner or contacting legal authorities).
- e. Dumping of construction materials, trash or debris into the lake.
- f. Public urination.
- g. Working outside the approved hours of operation (see Section 3).

ARC Construction Guidelines

- h. Fishing or boating by construction workers.
- i. Drinking of alcoholic beverages by construction workers.
- j. Loud or disturbing music that can be heard on neighboring properties.
- k. Any behavior that would be generally considered offensive and/or socially unacceptable in a residential neighborhood.

7. Violations:

- a. The Association will inspect the building site on a regular basis and whenever requested by any homeowner.
- b. A written report will be prepared by the inspector for any violations of the Lakes Association ARC Construction Guidelines.
- c. All violations will be communicated by telephone and fax to the Construction Contact.
- d. At the option of the Lakes Association Inspector, the Construction Homeowner may be granted a time period to correct a violation before a fine is assessed.
- e. Re-inspections will be made daily to determine whether or not the violation has been corrected.
- f. The Association will communicate the results of the re-inspection with the Construction Contact.

8. Correction by the Association:

- a. The Association may, at its option, choose to correct any violations that have not been corrected by the Construction Homeowner.
- b. Any costs (both direct and administrative) incurred by the Association to make the correction, plus any assessed fines, will be deducted from the refundable construction deposit.

9. Fines:

All fines will be at the expense of the Construction Homeowner.

- a. The Association will assess a fine of a minimum of \$100 (at the discretion of the ARC) for each violation of the Lakes Association ARC Construction Guidelines.
- b. When re-inspections are made and a violation has not been corrected, an additional fine will be assessed for each re-inspection.
- c. Fines will be deducted from the refundable construction deposit.
- d. In the event that the refundable construction deposit is insufficient to cover all the assessed fines and/or correction costs, the Association may place a lien against the property to recover the excess amount.

10. Completion:

Landscaping must be completed within ninety (90) days of the completion of construction or the issuance of a certificate of occupancy by the City of Las Vegas (whichever comes first).