



**Liberty Woodlands Homeowners Association (LWHA)
PO Box 127
Winthrop, WA 98862**

Construction Site Guidelines

Updated March 2016

Once the architectural committee signs off on approval of the building plans, the property manager then takes over to manage the communication and tracking of permits, fees, etc.

- A. Construction hours. Construction working hours are 7:00 am to 6:00 pm Monday – Friday. Weekends and holidays, construction should not begin before 8:00 a.m. Additional hours may be provided upon approval of the Liberty Woodlands Homeowners Association.
- B. Noise levels. Please be sensitive to your neighbors and keep music and other non-construction noise to a minimum.
- C. Clearing of site. No clear cutting is allowed. All trees uprooted or cut down on the job site to allow for construction (repurposed wood) must be burned, chipped, or removed. Burning of such wood is only allowed on the lot owner's lot during construction and must be monitored to assure that there are no remaining embers. Refer to County guidelines. A fire hose should be connected to the nearest fire hydrant during any burning and extend to the area of the burn pile. Make sure the hydrant is turned on below ground. If needed, consult with the property manager.
- D. Survey markers: The builder/owner will identify existing survey markers and report any missing markers to the property manager prior to the commencement of construction. It is the responsibility of the builder and owner to replace survey markers damaged or removed during construction prior to occupancy. Of course, it is always in the property owner's best interest to maintain all survey markers. Missing markers may require a new survey of the lot at the owner's expense.
- E. Construction site appearance. Please keep all areas free of discarded loose materials such as lunch bags, food waste, packing, and odd materials.
- F. Site clean-up. Trash from construction work will be contained in a trash dumpster or other secure receptacle until removal from the site. The builder is responsible for trash that blows off the site and must retrieve such trash immediately. There

will be no stockpiling or dumping on adjacent lots, community property, or on streets. Trash not removed after a 10-day notice by email, phone or letter will be removed by LWHA and billed to the responsible contractor or sub-contractor or lot owner. Contractors will use only the utilities provided on the immediate site on which they are working.

- G. Construction damage. A \$1,000 damage deposit is assessed toward the cost of repairing damage to community property. Examples include but are not limited to: fire hydrants, water lines, vegetation, trees, and road repair for potholes or shoulder damage.
- H. Construction spillages. Builders/contractors are responsible for cleaning up all spillages (liquids as well as solids such as oil, concrete and concrete slag) on any private lot, community property, or roads. If spillage of a load or substance occurs, builders/contractors are responsible for the clean-up. After a 10-day notice by email, phone or letter, clean-ups done by LWHA will be billed to the contractor/builder or lot owner. Please report any spills as soon as possible.
- I. Builder's signage. When construction begins, the builder may place one sign on the front of the lot to help sub-contractors and others locate the lot. This sign must be removed upon issuance of the Certificate of Occupancy. Liberty Woodlands allows a small, 8.5 x 11 For Sale sign, once the house is ready to sell (see LWHA signage policy). Disallowed signs will be removed and set aside by LWHA if no action is taken after a 10-day notice to the owner or builder (by phone, email or letter).
- J. Fire danger: The builder and lot owner will adhere to all County burn procedures and requirements as well as burn bans affecting the use of open or indoor fires and power tools. Consult the appropriate fire and county department guidelines.