

Approved by the Sands North Board  
March 17, 2016

## **Sands North Remodeling Guidelines**

Sands North homeowners undergoing a major remodel of their property requiring a permit or a construction dumpster shall complete a remodeling application and conform to the following guidelines:

1. Before remodeling begins, an application form must be completed and approved by the Sands North board of directors or designated committee.
2. Homeowners must have written approval from the board before the remodeling can begin.
3. The application must include the start and finish date of the remodel. Homeowners have 120 days to commence and complete the remodel once the application is approved by the board of directors.
4. If the remodel cannot be completed within the 120 day period, an extension must be submitted for approval to the board of Sands North no later than the 115<sup>th</sup> day. Failure to complete the remodel by the 120<sup>th</sup> day without an approved extension will result in a fine of \$200 per day beyond the 120 day initial period. Failure to complete the remodel within the approved extended period will result in a fine of \$200 per day.
5. In the application, the homeowner must provide in summary format a description of the remodel including the systems and rooms which will undergo remodel, and a brief description of any changes to any architectural features such as windows, walls, walkways, roof, chimneys, doors, house numbers, tile and landscape apparent from the street. Changes to features visible from the street require a variance application and approval from the board prior to installation of the feature.
6. Homeowner or designated contractor must sign a memorandum of understanding regarding the placement and removal of a construction dumpster on the property, the parking of construction vehicles, the storage of construction material and the manner in which the property must be left at the end of each work day. The dumpster may not be placed on the property until approval of the application has been made in writing to the homeowner. The construction dumpster must be removed within 48 hours of the completion of the project or, at the request of the Sands North board of directors or property manager, if it appears the remodel is not longer active. Failure to remove the dumpster within 48 hours after the completion of the project, or at the request of the board or property manager, will result in a \$200/day fine.

7. During construction and in accordance with the CC&Rs, the property and adjacent street must be kept clean, swept and free of litter or building materials on a daily basis. Failure to comply will result in a fine of \$100/day. Construction materials must be neatly stacked and stored at the end of the garage closest to the interior during the approved term of construction. Building materials must be removed within 48 hours after the completion of the term of the project.
8. In accordance with the CC&Rs, all building permits must be obtained and a copy of such must be delivered with the application to the Sands North Board or management.
9. In accordance with the CC&Rs, the landscape must be watered and properly maintained during the construction period. Failure to comply will result in a fine of \$50/day until property landscape is trimmed and cleaned up, and water to plants is restored.