

La Montaña on Camelback HOA
Remodeling / Storage Guidelines

Adopted September 7, 2016
Modified April 27, 2018

The following guidelines shall be followed before and during the modification of any home at La Montaña.

1. **Any modification shall require prior approval of the Board, if such modification:**
 - a. will alter the exterior of the home, or
 - b. will require the use of a construction trailer, trash compound or dumpster, or
 - c. will require the use of any temporary storage facility such as a storage pod.
2. **APPLICATION PROCESS:** An application shall be submitted to the Property Manager on the approved application form PRIOR to the commencement of any construction activity. After receiving a completed application, the property manager will submit it to the Board for a timely review. Failure to receive prior approval before beginning construction activities shall result in the issuance of an immediate **CEASE and DESIST** order and a fine in the amount of \$500.00.
3. **TIMELINE:** Such application shall include a construction timeline including approximate start date, anticipated ending date and any other critical dates such as the anticipated dates during which traffic may be inconvenienced by other homeowners. The timeline shall be reviewed by the Board during their review of the application. After approval of the timeline, the Board will expect that any major alteration of the timeline will be submitted to the Property Manager as quickly as it becomes apparent that the timeline must be altered.
4. **ACCESS:** When the application is approved, the Property Manager will assign a temporary gate code to be used for ALL construction activities, including contractors and sub-contractor access, all deliveries, and city inspectors. Posting a gate code on the gate is forbidden and shall result in an immediate fine of \$100. After all construction activities have been completed, the owner will notify the Property Manager who will eliminate the temporary construction code. Failure to secure a construction code will result in an immediate fine of \$100. The contractor shall be aware of the entry limitations due to the large arch over the streets and shall be responsible for notifying any delivery company, material supplier or other vendor of the limitations. Repair of any damage caused by anyone associated with the remodeling will be the responsibility of the contractor
5. **WORK HOURS AND DAYS:** Construction activities in the community will be restricted to 7:00 am – 5:00 pm. Construction work may not occur on Sundays nor on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day.
6. **TRASH & DEBRIS:** Construction dumpsters may not be parked on the community streets. Construction debris and trash shall be deposited into appropriate containers and the area shall be policed regularly, leaving the area clean and clear of debris at the end of each work day.
7. **TOILET FACILITIES:** The owner shall assure that indoor toilet facilities are available for all workers so there will be no need for a temporary toilet to be installed at the worksite.
8. **PARKING & STORAGE:** No more than ONE worker vehicle may be parked on the interior street at La Montana at one time, except for short-term deliveries that may occur at the same time. Excess worker vehicles must be parked ~~must be~~ outside the community. No construction vehicle or equipment (other than an approved dumpster) may be stored on the street, driveway or visible portion of the yard before or after construction hours.
9. **ENFORCEMENT:** Violations of the rules above shall be enforced through the normal La Montana enforcement process and may be appealed through the Homeowner Appeal Process.

RELATED SECTIONS OF THE CC&RS. Section 2.3 of the La Montaña CC&Rs establishes the right of the Board of Directors to adopt rules and regulations for the operation of the HOA. Section 5.5 includes language related to the subject of **Improvements and Alterations**. Section 5.6 relates to **temporary structures**. Section 5.7 relates to **temporary construction shelters or facilities** used in connection with the construction of any Improvement approved by the Board."