

MONTSERRAT Construction Rules and Regulations

The guidance provided below for all builders, contractors and sub-contractors operating on the Montserrat property, is intended to provide for the safety and security of all parties and uphold the high standards of the development. Your cooperation is expected and appreciated. Violations will not be tolerated and cooperation with security and Home Owners Association staff is expected.

In addition to a “Commencement Letter” there must be a list of Contractors and Sub-Contractors on file at the Security Gate before any work can commence on a building site. Revisions, updates, additions and deletions must be made promptly in writing by the builder or authorized representative.

Contractors and Sub-Contractors must provide the information below the Security Officer on the gate to gain access to the property:

- Proof of **liability insurance** for each vehicle
- Builder’s name
- Contractor’s name
- Specific jobsite address

On the property all contractors and sub-contractors must comply with the following:

- Construction work is not permitted before **7:00 am** and after **6:00 pm CST** or **7:00 am** and **7:00 pm DST**. All construction operations must **cease** and the development **cleared** at these closing times. There will be no construction activity on Sundays or holidays. There are no exceptions.
- Material delivery times are 7:00 am to 5:30 pm CST and 7:00 am to 6:30 pm DST. All construction delivery vehicles must depart the development no later than 6:00 pm CST and 7:00 pm DST.
- Concrete pouring must cease no later than 4:30 pm.
- Alcohol is prohibited.
- There will be no loitering or congregating on any Montserrat property.
- Workers will proceed directly to their assigned jobsite. Workers found in any area other than their assigned jobsite, will be escorted from the property.
- Drivers are required to observe all traffic regulations. The posted speed limit is **25 mph**.
- Vehicles will park on **one side** of the street to allow for two way traffic.
- Entrance to each jobsite will be made from the street. Driving across an adjacent lot to gain access, without the lot owner’s written permission, is prohibited.
- The use of an adjacent lot for parking, material storage, dumpster placement and the like, is permitted only when there is written permission from the specific lot owner on file in the security office.
- **Loud or unreasonable noise, profanity, threatening or abusive language, inappropriate acts or gesture directed toward residents or their guests**

will not be tolerated. Violators will be asked to leave the property immediately.

- Materials Boards are to be in place as soon as practical near the completion of framing.
- Permissible signage includes **only** appropriate builder and realtor signs.
- Portable toilets must be placed on each jobsite at commencement of construction.
- Dumpsters must be in place prior to framing and remain until construction completion.
- Silt Fences and other erosion control measures must be put in place upon beginning excavation and remain in functional order until landscaping has been completed. **All reasonable precautions must be taken to reduce runoff and erosion of adjacent lots during all phases of construction.**
- Jobsites must be kept **clean and orderly**. All trash must be placed in secure containers or removed daily. It is expected that this will be a **continuous and constant** process. Violators will be cited, fined, removed or banned from the site
- **Fires** are not allowed on site.
- Vehicles are allowed only on **paved areas** during and after periods of **inclement weather**. All tracked mud, rock or other debris must be cleaned up immediately by the responsible parties.
- Clean up of mud, dirt or jobsite materials by Montserrat personnel will create an assessment of a fine against the responsible builder and a separate bill for clean up work performed.
- Pets and animals are not allowed on the property.
- Fishing and hunting are not allowed.
- Firearms are not allowed on the property.
- Overnight storage of vehicles and trailers is not permitted.

Any variance to the above must have prior approval of the Homeowners Association.

These rules and the enforcement of them have been developed to promote a safe and professional work environment. Montserrat reserves the right to modify and amend these regulations as the property and construction activity evolves.

Willing and repeated violations by builders, contractors, sub-contractors and individuals will be cause for **denial of access** to the property.

Comments, suggestions and the reporting of violations can be made through the Security Officers at the gates.

Security: (817) 560 1055

HOA On Site: (817) 560 5511 or email: larry.hamre@spiritofmontserrat.com

Your cooperation and distribution of these rules throughout the network of those involved in the building process is appreciated.

