

CONTRACTOR RULES & REGULATIONS

These Contractor Rules and Regulations (R&R) have been adopted by the Bear Brand Ranch Homeowners Association Board of Directors (board) effective March 11, 2008. These R&R merely supplement and shall not supercede in anyway whatsoever, the CC&R's or the Architectural Guidelines, which shall always take precedence over the R&R.

The homeowner is personally responsible for the actions and activities of contractors he/she authorizes into the community. It is highly recommended that homeowners provide a copy of these R&R to their contractors, and on major jobs, provide them a copy of the Architectural Guidelines, and have them acknowledge in writing to the homeowner that they have received these documents and will adhere to them.

1. **Entry** is from 8:00 a.m. to 5:00 p.m., Monday through Friday, 8:00 a.m. to 1:00 p.m. on Saturday and **No admittance on Sundays**, Christmas Day, New Years Day, and other legal Holidays. Please check with front entrance officer at guardhouse.
2. **No vehicles may be left on Bear Brand Common Property** by any contractor, except during the hours appointed for legal trespass.
3. **No dogs or other pets may be brought into Bear Brand** by contractors. No exceptions will be granted.
4. **The homeowner and his/her general contractor will be responsible** for the conduct of all persons gaining temporary trespass privileges or rights of access for the purpose of working on or visitation to a construction site within Bear Brand.
5. **Prior to beginning construction** on any lot in Bear Brand, the general contractor shall deliver to the front entrance officer or the management company a list of subcontractors and material suppliers that will be working on a particular job site. This list will be valid for sixty (60) days from date of its receipt. Each owner or contractor is responsible to provide an individual list for each site under construction. The subcontractors, material suppliers and visitors to any construction site must be able to provide the guard on duty the address of his/her point of destination within the tract upon request. The officer is required to deny access to any person who is not identified on the current list of subcontractors, etc.
6. **There will be no construction materials, equipment, dirt, residue or debris** allowed on the common property of Bear Brand. There will be no playing of music by a contractor in Bear Brand.
7. **Construction property/sites shall be maintained in a clean, neat and orderly manner at all times**, as provided in other governing documents. Trash and debris shall be placed in trash cans or a dumpster and removed from the site continuously. A weekly construction clean up service is required. Dumpsters are strictly prohibited on common area streets and if approved by the Committee, must be placed on the private property of the owner.
8. **Curbs, gutters and sidewalks shall be maintained** in a first class condition. All residue shall be swept, removed and placed in containers prior to hosing, and when hosed, hosed all the way

to the storm drain. Residue shall never be allowed to block the water flow in the gutter nor shall it be left in a manner to affect other properties.

9. **Violations of any of these Contractor R&R or other governing documents of Bear Brand,** shall not be tolerated. Persistent or non-corrected violations will be handled in accordance with the governing documents of the association, with the ultimate responsibility resting on the homeowner. **Bear Brand reserves the right to initiate any work necessary for the correction of any violation, the expense for such shall be the responsibility of the homeowner.**
10. **IMPORTANT!!** The **speed limit** within the boundaries of Bear Brand is **25 m.p.h. on Old Ranch Road and 15 m.p.h. elsewhere.** This is a residential community with all the ramifications of such: (children playing in the street, pets, etc.)
11. **No signs shall be displayed at a construction site.** This includes tradesmen, contractors and installers signs of any type including signs identifying the lot or dwelling as the site of their activities or operations.
12. **Porta potty shall be enclosed and placed on private property only.**
13. **PLEASE PROVIDE A COPY OF THESE R&R TO ALL CONTRACTORS!!**

Please remind all personnel employed on your construction site that they are to act in a professional manner at all times while on Bear Brand property. Failure to strictly adhere to the rules described herein will be dealt with swiftly.