



## CONSTRUCTION POLICY

This Construction Policy ("Policy") applies to all Contractors who do work within Grayhawk Community Association ("Association"). Capitalized terms that are not defined in this Policy shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions for Grayhawk (the "Declaration"). The term "Contractor" includes vendors, sub-contractors, material providers, utility providers, service providers or any other person doing work or performing a service at the Association.

The Association may monitor all construction activities for compliance with this Policy. The Association reserves the right to deviate from this Policy at any time. The Board may amend, modify, revise and/or supplement this Policy at any time and for any reason. New rules may be added in the future that govern issues not currently addressed. Existing rules may be modified or deleted.

Violations of this Policy may be reported to the homeowner, who shall take immediate action to correct the violation. If corrective action is not taken by homeowner, the Association shall have the right to take any of the enforcement options set forth in the Project Documents.

Any and all approvals required by this Policy and any and all waivers to this Policy must be obtained by the homeowner in writing from the Association in advance. Approvals and waivers are on an individual basis and apply only to specific situations being approved or waived. To request an approval or waiver, please contact the Grayhawk Community Association office at 480-563-9708.

### I. CONSTRUCTION ACTIVITY

- a. Protection from Construction Activities: All residents, guests, personnel and real property including the golf courses, all streets, Common Areas and desert shall be protected from harm or damage at all times from construction activities including blowing or falling materials, debris or trash and all other safety hazards.
- b. Non-Interference: Contractor shall coordinate and schedule all construction activities so as to minimize disruption to residents and guests at the Association. This includes, but is not limited to, activities that restrict the use of streets, sidewalks and Common Areas.

### II. CONSTRUCTION SITE

- a. Trash and Debris: Construction sites shall be maintained in a safe, clean and orderly condition at all times. All trash, scraps, debris, mud, refuse and other undesirable material shall be collected daily, placed in suitable containers. Containers must be emptied when full to avoid overflow or nuisance.  
This includes any trash or materials blown or disposed of outside the construction site into streets, Common Areas and desert.

- b. Storage: All construction material must be stored on the property of the homeowner.
- c. Signage: No construction or vendor signage is permitted.
- d. Water/Restrooms: Homeowners shall ensure construction personnel have access to drinking water and sanitary facilities. Use of Association, golf courses or Common Area restrooms and facilities is strictly forbidden.
- e. Vehicles: All vehicles must be parked on the same side of the road and must not block adjacent driveways, mailboxes or fire hydrants. Vehicles must not be parked on the sidewalk and must be parked with the flow of traffic.

### III. RESTRICTION TO JOB SITE

- a. Construction Hours:
  - October 16 – April 30**
    - Monday through Friday, 7 a.m. to 6 p.m.
    - Saturdays from 8 a.m. to 3 p.m. and
    - Sundays from 8 a.m. to 3 p.m. (Quiet work only-no motors, machinery, etc.)
  - May 1-October 15**
    - Monday through Friday, 6 a.m. to 6 p.m.
    - Saturdays from 7 a.m. to 3 p.m.
    - Sundays from 7 a.m. to 3 p.m. (Quiet work only-no motors, machinery, etc.)

These hours may be amended at any time by the Association.

- b. Holiday Hours: No Contractors will be allowed on the following holidays: New Year's Day, Thanksgiving and Christmas. Contractors will be permitted to do quiet work only on the following holidays: Memorial Day, 4<sup>th</sup> of July, Labor Day, Christmas Eve and New Year's Eve. The Association can proclaim days as non-work days as it sees fit.
- c. Retreat Village Association Communities: Contractors working in the Retreat Village Association must be on the homeowner's guest list or the homeowner will be called to verify entry. If the Contractor is not on the guest list and the owner not answer the call, the Contractor will be denied entry. Contractors accessing the property should know the address and the name of the homeowner to avoid any confusion at the gate. Residents can add Contractors to their account by visiting [gateaccess.net](http://gateaccess.net) or utilizing the ABDI Gate Access app. The username and password may be obtained by calling the Association Office at 480-563-9708.
- d. Pinnacle Community: Homeowners in the Pinnacle neighborhood should ensure that their Contractors use the call box to gain entry to the community.

#### **IV. FIRE SAFETY**

- a. Smoking: Smoking is restricted to paved or cleared areas only with all cigarette butts to be disposed of in a receptacle designated specifically for that purpose or in a vehicle ashtray.
- b. Fire Extinguisher: Homeowners should ensure that there is a charged working fire extinguisher (seven pound minimum) on the construction site at all times.
- c. Fires: Absolutely no fires are permitted anywhere in the Association.
- d. Emergency Service: In event of an emergency, call "911" immediately for emergency assistance.

#### **V. CLEANUP**

- a. Pools: Pools should be drained via the cleanout or landscaping located on the property of the homeowner. No draining of pools onto adjacent property, washes, streets, golf course property or open space is permitted.
- b. Equipment: Contractors cleaning their equipment must restrict cleaning and runoff to the homeowner's property.

#### **VI. CONDUCT OF CONTRACTORS**

- a. Job Site Restrictions: Contractors are restricted to their respective job site while at the Association including lunch breaks, rest periods and other nonproductive times. The golf courses and other Common Areas and facilities are off limits at all times.
- b. Non-Interference: Contractors shall not create an excessive nuisance for any residents or guests of the Association or interfere with their use and enjoyment of the facilities and amenities in the Association.
- c. Speeding: Speeding and reckless driving will not be permitted in Grayhawk. Personnel are to obey all speed limits and traffic lights/signs.