

Revised July 3, 2008

## GRAYHAWK CONSTRUCTION POLICIES

The term "Contractor" is used herein to refer to all such persons and firms engaged in or responsible for construction in Grayhawk, including all property owners, developers, and/or general contractors responsible for construction activities. Such contractors shall be responsible for compliance with these policies by all persons and firms employed or otherwise permitted access to Grayhawk by such contractors, including all employees, agents, subcontractors, material suppliers, guests, etc., Grayhawk Community Association ("GCA") may monitor all construction activities for compliance with these policies and reserves the right to pass judgment upon compliance by such contractors and to enforce, amend or temporarily waive any or all policies at any time. Violations of these policies will be reported to the responsible contractor, who shall take immediate action to correct the violation. If corrective action is not taken by the responsible contractor, GCA shall have the right to take any one or all of the following actions: to suspend the work or any portion thereof; to evict the contractor and/or offending party for such time as GCA shall deem appropriate and/or permanently refuse access to the contractor and/or offending party.

These policies shall be attached to and shall become a condition of all contracts, subcontracts or orders for construction activities in Grayhawk.

Any and all approvals required by these policies and any and all waivers to these policies must be obtained by contractor in writing from the Grayhawk Community 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 @ 480-563-9708.

### CONSTRUCTION ACTIVITY

Protection from Construction Activities: All residents, guests, personal 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.

Non-Interference: Contractor shall coordinate and schedule all construction activities so as to minimize interference, interruption and nuisance to residents and guests at Grayhawk. This includes but is not limited to activities that restrict the use of streets, sidewalks and common areas.

### CONSTRUCTION SITE

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 and removed from the site weekly; this includes any trash or materials blown or disposed of outside the construction site into streets, common areas and desert.

Storage: Except when actually required for use in construction, all materials, tools, supplies, equipment, vehicle etc., shall be kept in a storage yard or parking facility. All storage yard sites shall be fenced and screened in an approved manner all materials shall be neatly stacked.

Trailers: Construction trailers may be utilized for field offices or for storage with proper approval. Approval of the location, size, color, graphics, services, parking etc., for all trailers must be obtained prior to installation. Driveways and parking facilities for construction personnel and deliveries shall also be approved prior to installation or utilization.

Signage: Construction signs shall be restricted to those signs necessary to identify the Contractor's office or storage/delivery site. All Signs shall be approved in advance as to size, location and design.

Water/Restrooms: Contractor shall provide drinking water and sanitary facilities for all construction personnel. Use of golf courses or common area restrooms and facilities is strictly forbidden.

Vehicles: All vehicles must be parked on the same side of the road and must not block adjacent driveways.

## **RESTRICTION TO JOB SITE**

Construction Hours: Construction activities will be restricted within Grayhawk to the hours of 7:00 am to 6:00 pm Monday through Friday. Construction hours for Saturdays will be 8:00 am through 3:00 pm, Sundays (quiet work only) 8:00 am through 3:00 pm. These hours may be amended at any time by GCA.

Gated Communities: The gated communities within Grayhawk will require passes for construction personnel, equipment and vehicles. Passes will be periodically updated; personnel and vehicles must display current pass to gain access to job site. Construction passes will be issued by the appropriate community association to the contractor. Contractor is responsible to distribute all passes to its personnel, subcontractors, suppliers, guests, etc. Contractor shall be responsible for all damages, accidents, injuries, etc. caused by or resulting from the actions and/or negligence of any persons or entities permitted access to a Grayhawk gated community by issuance of a pass.

Non-work Days: No construction activities will be allowed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. As well, GCA can proclaim days as non-work days as it sees fit. Examples include the Fry's Open and the FBR Open.

## **FIRE SAFETY**

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. If workers are taking advantage of the privilege to smoke on property, smoking will be prohibited throughout all of Grayhawk.

Spark Producing Activities: All personnel engaging in activities that produce sparks: welding, metal sawing, grinding etc., are required to keep a minimum of two five-gallon buckets of water and one charged working fire extinguisher (seven pound minimum) within ten feet at all times.

Construction Vehicles: Every construction vehicle is required to have a minimum of one charged working fire extinguisher (seven pound minimum) on board at all times.

Fires: Absolutely no fires are permitted anywhere in Grayhawk.

Emergency Service: In the event of fire, call "911" immediately for emergency assistance.

Observation: Any personnel that do not observe the Fire Safety Rules will immediately lose their right to work at Grayhawk.

## **CONDUCT OF CONSTRUCTION WORKERS**

Appearance & Conduct: All construction personnel shall maintain their appearance and conduct in an appropriate manner as determined by GCA.

Job Site Restrictions: Workers are restricted to their respective job site while at Grayhawk including lunch breaks, rest periods and other nonproductive times. The golf courses and other common amenities and facilities are off limits at all times.

Non-Interference: Workers shall not interfere with, nor create a nuisance for any residents or guests of Grayhawk or their use and enjoyment of the facilities and amenities in Grayhawk.

Radios, etc: Radios, audio equipment, horns, fireworks etc. are prohibited and are subject to confiscation by GCA and/or Grayhawk security. Violators will be subject to eviction from the site and loss of construction privileges.

Alcohol: No alcoholic beverages whatsoever. If alcohol is found, work will cease immediately and Scottsdale Police will be notified.

Pets, etc: Absolutely no pets, children, illegal drugs, firearms or other weapons are permitted on any construction site in Grayhawk at any time. Violators will be subject to permanent eviction from the project and possible legal prosecution.

Speeding: Speeding and reckless driving will not be permitted in Grayhawk. Personnel are to obey all speed limits and traffic lights/signs. Where no speed limited is posted, the speed limit shall be as follows:

Thompson Peak Parkway & Hayden Road	40 mph
All collector streets	25 mph
All residential streets	25 mph