

# BOARD POLICIES

West Meadows Estates  
Homeowners Association Inc.

## Construction Site Policy

Policy 407

Effective: 9-30-2024

By:   
Mike Eastlund, Board President

### 1. PURPOSE

Provide requirements for new construction projects in the subdivision.

### 2. PERSONS AFFECTED

Property owners, contractors, Board members, officers, committee members and employees of the Association

### 3. REFERENCES

3.1. Plan Review Policy 401

### 4. DEFINITIONS

4.1. ACC: Acronym for Architectural Control Committee.

### 5. POLICY

5.1. ACC approval must be granted before the beginning of any construction.

5.2. Temporary power must be installed before the beginning of construction.

5.2.1. Gas-powered generators may only be used during times of power interruption.

5.3. Noise-causing activities may only occur between 8:00 a.m. and 6:00 p.m.

5.4. The ACC must approve portable toilets and work shed placement.

5.4.1. Portable toilets must be serviced weekly or sooner if needed.

5.5. All structures must be secured to prevent illegal entry once windows are installed.

5.6. 24-hour a-day emergency contact numbers must be posted on the structure when an alarm system is used on the property.

5.7. Trash, garbage, plastic, cardboard, foam, and other waste shall be kept in covered sanitary containers.

5.7.1. A small scrap lumber pile of approximately 25 square feet is acceptable.

5.8. The ACC or its designee shall be permitted to enter a lot to abate or remove a violation of HOA policy. The cost of such abatement, removal, or correction shall be the property owner's responsibility. Prior written notice, with an opportunity to be heard, shall be provided to the property owner except in the

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case of emergencies.

## **6. RESPONSIBILITIES**

- 6.1. The property owner is responsible for delivering all contact and permit information.
- 6.2. The property owner is accountable for ensuring the contractor and subcontractors follow all Board policies and CC&R
- 6.3. s requirements.
- 6.4. The ACC Chairperson (designee) is responsible for conducting site inspections to ensure construction meets requirements.

## **7. PROCEDURES**

- 7.1. When necessary, the ACC Chairperson (designee) shall initiate enforcement actions consistent with Board policy.
- 7.2. The ACC chairperson (designee) shall ensure that all records regarding the review or enforcement processes are placed in the appropriate property file.