

ATTACHMENT “E”

BLUE RIDGE CONSTRUCTION CONDITIONS & GUIDELINES

Article 4 of the Blue Ridge Covenants (Mutual Easements,) Approval of Plans by Grantor (et. Al.) states that all construction or alterations must have approval from the Grantor (Blue Ridge Board).

In consideration of our neighbors, the Blue Ridge Board has formulated the following CONSTRUCTION CONDITIONS & GUIDELINES have been approved by the Board

Please remember that it is the responsibility of the property owner to communicate these Guidelines to the contractor and subcontractors involved in the project. Following these Guidelines will help assure that construction projects will not inconvenience our neighbors or disrupt our community more than is unavoidably possible.

CONDITIONS

- 1) Construction activities by homeowner, contractor or subcontractors, other than those inside an enclosed building, are limited to the hours of 7:00 A.M. to 8:00 P.M., Monday through Friday. Weekend and / holiday hours are limited to 9:00 A.M. to 6:00 P.M.
- 2) Radios and any other forms of audible entertainment will be kept at a volume that cannot be heard from surrounding properties.
- 3) Workers, vehicles, delivery trucks, subcontractor vehicles, equipment, etc. shall always be parked in a legal manner when on or near the construction site (not blocking the street, double parked, or on lawns.) Individuals going to the construction site should be encouraged to car-pool as much as possible, in order to minimize traffic congestion and disruptions.
- 4) Due to the abundance of domestic and wild animals in the neighborhood, a trash container with a secured lid must be provided at each site.
- 5) Mud, dirt and / or debris, should be swept from the adjoining street area, at least on a daily basis. The owner and contractor should minimize storage of dirt, gravel and construction materials between the house and the street in order to minimize visual impacts on the neighborhood.
- 6) The Board of the Blue Ridge Club, Inc. reserves the right from time to time to enter the property where your project is under construction, to inspect the project and its progress.
- 7) Work on your project must take place in an expeditious and continuous manner, in order to minimize disruptions to the neighborhood.
- 8) Construction shall be commenced within 24 months of the approval date by the Blue Ridge Board. Construction shall be completed within 12 months from the date upon which a project commenced construction; provided however, that large projects (which include whole house teardown and replacement as well as other projects classified as large in the Board’s sole discretion at the time of approval) may be completed within 18 months from the start of construction. If you anticipate that your project will not be completed before the deadline for completion of construction, you, as owner, must obtain an extension from the Blue Ridge Club, Inc., which shall be granted only upon a showing of good cause. **By signing below, you acknowledge and agree that the Blue Ridge Club Inc. may impose an assessment of \$300 per month for the first two months your project exceeds the deadline without receiving an extension from the Blue Ridge Board, which shall thereafter increase to \$300 per day on the first day of the third month. You further acknowledge and agree that the foregoing assessment shall be treated as an assessment under the Blue Ridge Club, Inc. Mutual Easements and Bylaws and shall be subject to the Blue Ridge Board’s authority to collect and lien as set forth therein.**

- a. For the purposes of this agreement, the term “commenced” shall mean the date upon which demolition and/or construction activities begin and is evidenced by a Notice of Commencement (Attachment K) submitted within 2 months of initiation of demolition and/or construction activities. If you do not submit a Notice of Commencement within that time period, the date of commencement shall be the date upon which the project was approved by the Blue Ridge Board.
- b. For the purposes of this agreement, installation of landscaping is not required for a project to be “completed.” A project shall be considered “completed” upon all of the following:
 - i. If a building permit is required for the project, the City of Seattle has issued a “pass” on final inspection and, where applicable, issued a Certificate of Occupancy.
 - ii. The lot and house are free of external evidence of construction. This includes the following:
 - 1. Construction debris and garbage are removed
 - 2. Construction materials and equipment are removed
 - 3. Temporary erosion control measures (silt fences and drainage containment devices) are removed.
 - 4. Soils are contained with permanent measures, such as grass, gravel or bark.
 - 5. Stairs and paths are in place.
 - 6. The exterior of the house is visually complete. Sheeting, backer boards or building paper are not exposed. Siding and trim are painted or finished.

I have read, approved and agree to follow these guidelines as a condition of my construction or remodel project.

Owner

Date