

Suncrest Construction Guidelines

1. **SITE MANAGER:** Provide the Suncrest Home Owners' Association (suncresthomeownersassoc@gmail.com) with the name and 24/7 contact information for the person responsible for overseeing activities on the lot being developed; and for the back-up person, if applicable.
2. **SCHEDULE:** Provide the Suncrest HOA with a schedule of the main onsite activities from grading and excavation to foundation concrete pour and building framing. Also provide 48 hours notice of activities that will compromise traffic access, such as a crane on the roadway for setting roof trusses.
3. **NOISE:** As per City of Whitefish Bylaws, construction noise is only permitted between 7 a.m. and 10 p.m. Notify the Suncrest HOA at least a day in advance of anticipated excessive construction noise and/or vibration so any residents working from home have an opportunity to adjust.
4. **SEASONAL ROADWAY LOAD RESTRICTION:** From March 1 to April 30, gross weight per axle is limited to 5 tons in order to protect the roadbed when the ground is typically soft due to thawing.
5. **ROADWAY:** Construction vehicles, trailers and equipment shall not be parked on the roadway in a manner that impedes traffic (including large emergency vehicles) during the day; and shall not be parked on the roadway overnight. If construction vehicles can be parked on the roadway in a non-obstructive manner, the vehicles can only be parked on one side of the roadway. During the day, contractors may use the far end of the clubhouse parking lot located on Racquet Court for some vehicles, trailers and equipment in order to keep the roadway adjacent to the construction site clear. Also, all vehicles are to adhere to the 15 mph speed limit.
6. **TRENCHING:** Ensure full-time passage by residential, commercial and emergency vehicles around and/or over any trench dug on the roadway. Adhere to industry standards with respect to roadway trenching; for instance, no trench shall be left open more than 24 hours before installation of water and sewer lines and backfilling of said trench shall be completed within 24 hours after installation of lines.
7. **TREES AND VEGETATION:** No trees, shrubs, ground cover or other vegetation can be disturbed or removed from the lot under development except with written permission of the Suncrest HOA. Pre-construction photos will be referenced by the Suncrest HOA. Any resulting damage shall be remediated at the expense of the Homeowner.
8. **WATER AND DUST:** Control dust, water runoff and soil erosion. Ensure that contaminated water runoff passes through straw wattles and silt fences prior to discharge from the lot to other lots, the roadway, and Suncrest common property.

9. **MATERIALS AND DEBRIS**: All construction materials and/or debris shall be confined to the boundaries of the lot under development, kept to a minimum, and stored in a safe and tidy manner. Do not leave any potentially dangerous construction materials on site unattended.

10. **EQUIPMENT**: Construction equipment not being operated shall be disabled/locked and secured in a safe manner.

11. **TOILET**: Place portable toilet well away from neighbors' homes and reasonably out of sight.

12. **NEIGHBORS**: Protect neighbors' property, trees and other vegetation (including root systems). Ensure that water runoff does not abnormally disrupt neighbors' properties. Ensure that construction vehicles, trailers and equipment are kept away from neighbors' driveways and landscaping.