

Villa Caballeros Construction Guidelines

Villa Caballeros is a privately owned community. Access is restricted and permission for contractors to engage in work anywhere on the property is subject to adherence to the guidelines and rules.

Owners must have submitted an Architecture Form for board approval prior to beginning work. The timeline for minor or major renovations is six months with extension given if requested in writing to management, outlining reasons for extensions. Owners who submit a architectural request form must put down a deposit of \$500 as a potential cleaning fee that will be returned upon completion of work and if no violations are documented.

Vehicle Access and Use

1. Speed limit applies to all areas within the complex and it must be observed at all times.
2. Construction vehicles are not permitted in the complex on Sunday (other than emergencies).
3. Commercial vehicles are restricted to the hours of 7:00 a.m. to 7:00 p.m.
4. Contractor maintenance vehicles must be marked with the company name and/ or log on the exterior or in an interior location clearly visible through the vehicle front window.

Parking

1. Parking and equipment storage is prohibited on entrance driveways.
2. Vehicles may use driveways for loading and unloading only.
3. Vehicles may unload in unloading parking stall main garage for 10 minutes only and the contractor must move vehicle to guest parking. Failure to adhere to this policy shall result in vehicle being towed at contractors expense.

Debris removal from work Area

1. Contractors shall maintain all work areas in clean and safe condition. The contractor shall remove from the complex all visible debris produced by the performance of the contractor. Contractors shall clean and restore, with suitable equipment, walkways, driveways, and paved areas immediately after working in such areas and at such time as may be reasonably requested by the Association.

Contractor Employee and work Comfort Facilities.

1. The Association may require removal from the complex any employee and or the Contractor whose employment on the job is contrary to the best interest of the Association.
2. Radio playing or otherwise noisy behavior is not allowed on the property. No noise generation equipment such as blowers, jackhammers or chainsaws shall be used before 8:00 a.m. and after 5:00 p.m.

Miscellaneous

1. Damage during the course of work to any property of the Association or its members, or to other improvements on the property, resulting from activities of the Contractors shall promptly be remedied, repaired or fully reimbursed for the cost to restore such property to the prior condition.
2. Work of a non-emergency nature is not permitted on Saturday or Sunday and legal holidays.

Fines & Enforcement

1. Violation of these guidelines may be subject to an escalation of monetary fines starting at \$150 per occurrence. A letter of violation will be sent from the Management Company.