



Cordillera Design Review Board
in collaboration with the
Cordillera Metropolitan District

Cordillera Construction Rules and Regulations

Updated May 22, 2024

7.01.00 CONSTRUCTION RULES AND REGULATIONS

For ease of reference and use, the *Cordillera Construction Rules and Regulations*, which are included as a portion of the Cordillera Design Guidelines, are published in a free-standing format that is appended to the Cordillera Design Guidelines.

7.01.01 Title

This document shall be known as the *Cordillera Construction Rules and Regulations* and may be referred to herein as the Regulations.

7.01.02 Purpose

To ensure that any construction activity conducted within Cordillera is done in the most sensitive manner possible and to minimize impacts to guests, owners, and the natural environment, the following construction regulations shall be enforced during the construction process. These rules and regulations supplement the Cordillera Design Guidelines, which are incorporated herein by reference. The Cordillera Design Review Board (DRB) or, as applicable, the Cordillera Metropolitan District (CMD), has the power to amend these rules and regulations, without notice.

Refer to the cordilleraliving.com website for all the current Cordillera DRB and CMD governing documents and application forms.

7.02.00 PRE-CONSTRUCTION PROCESS

7.02.01 Design Review and Approval

Prior to commencing any construction activities within Cordillera, design approval must be granted by the Cordillera Design Review Board. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Cordillera must be reviewed and approved in accordance with the Cordillera Design Guidelines. The Cordillera Design Guidelines interface with these Rules and Regulations and contain additional information regarding the design review and construction process. Owners, Owner's Representatives, and Contractors must review and become familiar with both documents prior to initiating the design and construction process.

7.02.02 Final Plan Review

The interface between the Cordillera Design Guidelines and these rules and regulations begins during Final Plan review with the submittal and approval of the Construction Management Plan and proposed Construction Schedule. This plan and schedule provide an approximate timeline for project start-up, construction, and completion.

The Construction Management Plan (CMP) identifies the limits of disturbance and those areas within which all construction activities must take place. The CMP also indicates the location of proposed construction parking, construction access, temporary structures and trailers, sanitation facilities, dumpsters, bear-proof dumpster, material laydown and staging areas, soil storage, construction sign design, and the construction sign. All mitigation measures must be indicated for protecting natural features of the lot during construction including erosion control, soil stabilization plan, dust mitigation, and protection for existing vegetation for areas of construction disturbance.

7.02.03 Technical Review

Technical Review follows Final Plan approval and requires the submittal of three (3) complete sets of the

construction drawings that will be submitted to Eagle County for a building permit. The submittal shall include all plan sheets approved by the DRB at Final Plan approval plus engineering for foundations, floors, framing, roofing, and other relevant engineering documents and details. Specifications and material schedules shall be included, as well as the Construction Management Plan.

When the Technical Plan submittal is deemed accurate and complete, two sets of plans shall be stamped approved by the DRB and returned to the Owner for their building permit application with Eagle County. No plan sheets may be submitted to Eagle County for the purpose of obtaining a building permit until they have been stamped approved by the DRB. The Compliance Agreement, Compliance Deposit and Owner/Contractor Acknowledgement Form must be received prior to the release of stamped plans at Technical Review. Refer to section 1.03.01.F of the Cordillera Design Guidelines for additional information on the Technical Review process.

7.02.04 Compliance Agreement and Deposit

Prior to the release of approved construction plans at Technical Review, the Owner shall deliver a signed Compliance Agreement and a Compliance Deposit to the DRB as security for the Owner's full and faithful performance of its construction activity. The amount of the Compliance Deposit is based on the gross square footage of the home, and can be found in the Appendix B, *Fee Schedule*, of the Cordillera Design Guidelines. A certified or cashier's check is required, payable to the Cordillera Property Owners Association. Letters of credit or other forms of payment are not accepted. For return of the compliance deposit, the Owners or General Contractor must request in writing a site visit once the construction for the project is complete. Compliance deposit release site visits are typically scheduled only during the Spring, Summer, and Fall seasons weather dependent.

The DRB holds the Compliance Deposit as security for the Owner's full and faithful performance of its construction activity in accordance with its approved final plans and these rules and regulations. The following applies to the use and administration of the Compliance Deposit:

- A. The DRB may use, apply, or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the DRB for any cost and fines which the DRB may incur, or may be required to incur, by reason of an Owner's noncompliance in respect to any of the terms and conditions set forth herein.
- B. If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, the DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance while not actually curing the noncompliance. In addition, the DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to the DRB any fine imposed by the DRB that is not paid as and when the same becomes due and payable.
- C. The DRB's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.
- D. If the DRB uses part or all of the Compliance Deposit pursuant to paragraph B above, then the Owner, within thirty (30) days after written demand from the DRB to restore the Compliance Deposit to its original amount, shall pay the DRB the amount used.
- E. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRB, its officers, agents, employees, directors, or attorneys arising out of the DRB's use of the Compliance Deposit, unless the DRB is grossly negligent, or intentionally acts in bad faith.
- F. The DRB shall be under no obligation of any kind or nature to take any action to complete any construction activity or cure any failure of the Owner or Contractor to comply with all rules and regulations pertaining to the construction activity.
- G. Any part of the Compliance Deposit not used by the DRB as permitted by paragraph A and B above, shall be returned to the Owner after the cure of any items identified to be in non-compliance for the project and construction site by the DRB.

- H. The deposit shall be submitted with the signed and dated Compliance Agreement.
- I. The Compliance Deposit may be increased at the discretion of the DRB.
- J. The Compliance Agreement and Deposit for each project is tied to the project site. If the project property has a transfer of ownership during the construction process, the Compliance Agreement and Deposit will remain in place and will not be returned until the DRB has permitted per paragraph G above.

7.02.05 Pre-Construction Meeting

Once a building permit has been acquired, a mandatory on-site pre-construction meeting must be requested. The Owner or Owner’s Representative, the General Contractor and/or Project Superintendent, a representative of the DRB, and a representative of the Cordillera Metropolitan District are required to attend. The purpose of this meeting is to review the Construction Management Plan, discuss the Rules of the Road and other construction-related issues. The construction sign, erosion control, all site fencing and general site staking must be installed prior to the pre-construction meeting. This meeting is to follow the Eagle County Wildfire Regulations review, but prior to the removal of any additional existing trees identified to be removed. Refer to section 1.03.01.G of the Cordillera Design Guidelines for additional information on the Pre-Construction Meeting.

7.02.06 Cordillera Metropolitan District Agreements, Permits and Fees

The pre-construction meeting will not be scheduled until the Cordillera Metropolitan District has confirmed receipt of the following three items:

- 1) Encroachment Agreement - Generated for each new single-family home, this agreement establishes responsibilities for private improvements proposed to be located in the public right-of way at the driveway entrance.
- 2) Road Impact Fee - This fee offsets impacts to road surfaces from heavy trucks and equipment used during the construction of a new single-family home. See Appendix E of the Rules of the Road, Road Impact Fee Worksheet.
- 3) Construction in the Right-of-Way Permit - This permit is required for any construction in a District right-of-way, including utility installations and new driveways, and provides related standards and responsibilities. A nominal fee for processing is required. See Appendix E of the Rules of the Road, Construction in the Right-of-Way Permit.

The Rules of the Road are attached hereto as Appendix E. Checks for the Road Impact Fee and the Construction in the Right-of-Way Permit should be made out to the Cordillera Metropolitan District.

7.03.00 ACTIVE CONSTRUCTION

07.03.01 Parking and Construction in the Road Right-of-Way

The Construction Management Plan approved by the DRB includes a parking plan that indicates how contractors and service parking needs will be handled. The DRB and Public Safety reserves the right to modify parking plans any time construction parking presents a safety hazard such as blocking line of sight or compromising efficient access by snowplows and emergency equipment. An encroachment agreement is required for any permanent improvements within a road right-of-way. Special safety precautions are necessary for construction within all road right-of-ways including, but not limited to, safety cones, barriers and flaggers. Please refer to Appendix E, Rules of the Road, for detailed information on access, parking, and construction in the road right-of-way.

07.03.02 Contractor Access Pass and Stickers

Access to the Cordillera community is controlled through a system of stickers and passes administered by

the Cordillera Metropolitan District. All contractors, subcontractors truck operators and service personnel must obtain an access pass, and all are required to adhere to related time of day restrictions. Access requirements and time of day restrictions are subject to change. Please see Appendix E, *Rules of the Road*, and the cordilleraliving.com website for additional detail and current information.

07.03.03 Construction Hours & Noise

On-site construction activities shall be limited to the following hours of operation:

Monday through Friday:	7:30 AM in to 5:30 PM out*
Saturday:	9:00 AM in to 5:00 PM out*

*Access and construction hours may be subject to change. Please refer to Appendix A, *Rules of the Road*, and the cordilleraliving.com website for current access and work hour information. Upon request, exceptions for construction activity outside established construction hours may be granted by the Cordillera Metropolitan District’s Public Safety Department.

The use of large trucks and heavy equipment is prohibited on Saturdays. No work is allowed on Sundays or on New Year’s Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas.

Reasonable effort shall be made at all times to minimize noise impacts to adjacent properties and public spaces. No construction related activities, equipment noise, music, or work vehicles are allowed on premises after 6:00 pm.

07.03.04 Blasting

No blasting shall be performed on any construction site without the prior consent of the Design Review Board and the Cordillera Metropolitan District. A licensed blasting company must be used, with notification provided a minimum of 72 hours in advance of any blasting operations. A list of all the adjacent neighbors within 75’ of all project site property lines should be provided to the DRB administration a minimum of 10 business days prior to the blasting operations. Blasting is allowed only between the hours of 9:00 AM and 5:00 PM. Certain additional restrictions may apply, which shall be determined by the DRB and/or the CMD in their sole and absolute discretion.

07.03.05 Completion of Construction

Unless otherwise approved by the DRB, each Owner shall ensure that any construction activity shall commence within one year after the DRB's approval of the Final Plans. Owners may apply separately to the Community Development Administrator for a maximum of two (2) one-year extensions of approval of a Final Plan with associated fees, not to exceed three years from the day of the original Final Plan would have expired. Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion, which should take no longer than as indicated on the provided construction schedule.

In such cases where construction of a project is suspended for more than thirty days, the Owner or Owner’s Representative shall meet with the DRB to establish a revised schedule for completion. If completion of the project is to be delayed for an extended length of time, the DRB may, at its discretion, require the restoration and re-vegetation of disturbed areas of the project site.

07.03.06 Compliance with Laws and Regulations

Each Owner shall comply with all terms and conditions of these Regulations, Rules of the Road, the Compliance Agreement, and the Declaration of Protective Covenants, Conditions, and Restrictions for Cordillera in Deed Book 486, Page 456, et seq. of the records of the Office of the Clerk and Recorder for

Eagle County, Colorado under Reception No. 382659 as it may have been or may be amended by Supplemental Declaration or otherwise or DRB as appointed by the Cordillera Property Owners Association, pursuant to the Declaration. Owners, contractors, and subcontractors shall also comply with all federal, state, and local laws, ordinances, orders, rules, regulations, and other governmental requirements relating to construction activities.

07.03.07 Impacts to Natural Areas

No existing tree or shrub on any property shall be removed without prior approval by the DRB. During the design review process, natural features and vegetation to be protected on a construction site shall be indicated on the site plan. Areas to be protected shall be indicated as outside the site disturbance fencing on the Construction Management Plan. Landscape materials such as trees, native or endangered plants, rock outcroppings and boulders that will be additionally preserved shall be marked and protected by flagging, fencing, or barriers.

Any surface areas or plant materials designated for preservation that are damaged or removed during construction shall be promptly replaced or restored by the Owner. In the event that Owner fails to timely replace or restore removed or damaged materials, the cost of replacement or restoration will be valued by the DRB and the value deducted from the Compliance Deposit.

07.03.08 Erosion, Dust and Mud Control

- A. An erosion control and soil stabilization plan is required as part of the Construction Management Plan. Revegetation specifications and details for the installation of sediment fencing and other sediment transport protections shall be indicated on plan sheets.
- B. Soil stockpile areas shall be covered or sprayed with a palliative to prevent dust from wind, and all travel routes shall be treated to prevent dust during dry periods.
- C. During construction, all driveway, parking and lay-down areas shall be covered with at least three inches of three-quarter inch screened, loose rock. All construction access ways are to have a tracking pad installed for mitigating construction debris on the public roadway.
- D. During construction, all sediment control features, and fencing must be maintained in good working order.
- E. Public roads adjacent to the construction site shall be scraped and/or broomed at the end of the workday to remove transported material.

07.03.09 Construction Equipment and Material Storage

Contractors shall ensure that all construction material is stored in a designated materials storage area. Storage areas must be indicated on the Construction Management Plan and should be located to minimize visual impacts to adjacent properties and roadways.

07.03.10 Debris and Trash Removal

Owners, Owner’s Representatives, and their Contractors shall be responsible for assuring that:

- A. At the end of each day, all trash and debris on the construction site is cleaned up and stored in proper containers or organized piles and not permitted to be blown about the construction site or adjacent property.
- B. At least once a week, all trash and debris are removed from the construction site to a proper dumpsite located off the Cordillera property.
- C. Bear-proof trash containers must be used for food trash.
- D. Trash and debris shall be kept off the road right of way and adjacent property at all times.

07.03.11 Deliveries

Construction deliveries are generally held to the same standards as construction activities. Please refer to Appendix E, *Rules of the Road*, and the cordilleraliving.com website for current information.

07.03.12 Road Closures

The Cordillera Metropolitan District may restrict the use of one or more roads by construction vehicles whenever a special event, festival, convention, emergency, or similar activity presents the possibility of significant traffic congestion. For further information please refer to Appendix E, *Rules of the Road*, and the cordilleraliving.com website.

07.03.13 Fire Protection

Please consult with the Eagle County Building Department and/or the Local Fire Official Authority Having Jurisdiction to confirm fire protection requirements for each construction site.

07.03.14 Protection of Property

Construction activities shall be limited to the construction site unless the DRB or the Cordillera Metropolitan District provides specific written authorization to the contrary. Contractors shall promptly restore any common areas and/or adjacent sites damaged during construction to the satisfaction of the DRB and/or the CMD and, in every case, within thirty (30) days after such damage occurs.

07.03.15 Vegetation Protection

During construction, the Owner shall ensure that trees, shrubs, ground covers and other natural features located outside the area of disturbance fencing are not damaged. Brush, surplus soil, and other excavated debris must be placed in a dumpster or promptly removed from the construction site. Limits of disturbance fencing, and other vegetation protection measures must be maintained in good order.

07.03.16 Harrington Penstemon Protection

Cordillera has implemented guidelines for the protection and preservation of Harrington Penstemon. This small plant, which is unique to certain habitats in Cordillera, is listed by the U.S. Fish and Wildlife Service as a candidate for designation as a threatened or endangered species. Improvements shall be designed to minimize impacts on any Harrington Penstemon populations located within the building envelope. Harrington Penstemon located outside the building envelope shall be identified, marked and protected to remain undisturbed. When impacts cannot be avoided, Harrington Penstemon shall be transplanted elsewhere on the project site. Owners should contact the DRB for information on how to transplant these plants.

All lots within the Mountain Tract of the Territories are subject to restrictions designed to preserve and protect the Harrington Penstemon.

07.03.17 Signage

A. Required Site Signage

One temporary construction sign, prepared by a professional sign maker, shall be located within the construction site boundary and shall be easily visible from the adjacent roadway or entry to the construction site. The sign must be approved by DRB prior to installation and conform to the DRB approved sign specifications, reference Exhibit C. The construction sign must be placed on the construction site prior to the Pre-Construction Meeting.

B. Permitted Site Signage

The DRB specifically reserves the right to approve or reject the design of any permitted signage. Stock plastic signs obtained at hardware stores will generally not be approved. Owners, Owner's Representatives, Contractors, and Brokers are required to submit sign designs to the DRB for approval before erecting them on the construction site.

1. Model Home Signs: A residence which is part of an "enclave" containing numerous homes for sale that is currently available for public viewing as a "model home" manned by a licensed real estate salesperson may display one (1) temporary "model home" sign not larger than six (6) square feet containing only the words "Model Home" or "Model Open." The sign may not display any brokerage name, logo, or other identification and must be removed at the end of each day.
2. Open House Signs: A residence which is currently open for public viewing that is manned by a qualified real estate salesperson may display on the construction site one (1) temporary "open house" sign not larger than six (6) square feet and containing only the words "Open House." The sign may not display any brokerage name, logo, or other identification. Directional signs shall be permitted at all road intersections leading to the open house, all signs must be removed at the end of each day.

C. Prohibited Signage

No other signage shall be permitted within Cordillera, including but not limited to the following:

1. For Sale or For Lease or Available signs
2. Take One brochure or flyer boxes
3. Balloons, flags, or other paraphernalia intended to draw attention to a site

07.03.18 Sanitary Facilities

Onsite, enclosed, chemical toilets must be available at all times when construction activity is taking place on a construction site. Chemical toilets shall be screened from view with T-111 and shall be located so as to minimize any adverse impacts on adjacent lots with the door facing towards the construction site. Enclosure with the onsite materials mock up is strongly encouraged.

07.03.19 Temporary Structures

Temporary office and storage structures may be maintained on a construction site. Temporary living quarters are not permitted on any construction site. Temporary structures shall be screened to minimize the visual impact upon neighboring properties and the public. The placement and screening of temporary structures must be drawn on the Construction Management Plan and approved by the DRB prior to their erection or installation. All temporary structures shall be removed within thirty (30) days after completion of the construction activity.

07.03.20 Water Connections

Prior to the installation and turn-on of permanent residential water service to the project site, temporary water connections must be available on construction site. Use of water from an adjacent property is not allowed.

07.03.21 Limits of Disturbance

A temporary construction safety fence is required to fully encompass all areas of construction activity, material storage, soil storage, and site disturbance. The fence should be a minimum of 42" tall. Suggested fence types include a green, safety mesh fence that can be incorporated into the erosion control system or a chain link fence covered in a green mesh. The limits of disturbance fencing should have no breaks in it except for the construction

access. The fence is required to be maintained and be in good order throughout the duration of construction activity on the project site.

07.03.22 Heater Policy

Please consult with the Eagle County Building Department and/or the Local Fire Authority Having Jurisdiction to confirm heater policies/codes for each construction site.

07.03.23 Lighting

All construction lights must be shut off before the last person leaves the construction site for the evening. Reference Construction Hours & Noise.

07.03.24 Smoking

Smoking should be limited on active construction sites to a designated area away from any fire hazards, flammable materials, or existing vegetation. This area should be discussed at the Pre-construction Meeting. Any designated smoking area on a construction site should be clearly indicated with signage. Proper disposal is required for all cigarettes. A fireproof ash receptacle should be used for all disposed of cigarette butts. Cigarettes should not be disposed of on the ground or in the dumpster.

07.03.25 Public Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all Cordillera roads and road right-of-ways free and clear of materials, rubbish, and debris resulting from construction activity and shall repair and/or re-vegetate any damage to roads, facilities, or features within the road right-of-way. Contractors must make reasonable effort to prevent the transport of tire-borne materials from the construction site onto adjacent roads, and at a minimum must clean asphalt surfaces impacted by construction traffic at the driveway entrance at the end of each day. Dump Truck loads must be covered at all times while traveling on Cordillera roads. Please see Appendix A, Rules of the Road, for additional information.

7.04.00 REQUIRED CONSTRUCTION COMPLIANCE REVIEWS

The Owner or Owner’s representative must schedule the following site visits on a timely basis with the DRB. The DRB shall make every attempt to conduct site visits within five (5) business days after receiving written requests. The DRB may otherwise enter upon a construction site at any reasonable time to observe the progress of construction and to ensure compliance with approved Final Plans, the Construction Management Plan, and these Regulations.

Should a construction site be found out of compliance, the DRB shall provide notice to the Owner, Owner’s Representative, or Contractor of the reasons for the non-compliance. Absence of such site visits or notification during the construction period shall not imply approval of the work in progress or compliance with these Regulations.

If changes to the stamped plans or approved modifications that have not been DRB approved are discovered, a stop construction order shall be issued and construction shall not continue until the DRB has approved or negotiated the changes with the Owner, Owner’s representative, and/or Contractor. After providing evidence to the DRB of corrections to the prior non-compliance, the Owner may request to resume work.

7.04.01 Pre-Construction Meeting

Once a building permit has been acquired, a mandatory on-site pre-construction meeting must be requested. The Owner or Owner’s Representative, the General Contractor and/or Project Superintendent, a representative of the DRB, and a representative of the Cordillera Metropolitan District are required to attend. The purpose of this meeting is to review the Construction Management Plan, discuss the Rules of the

Road and other construction-related issues. The construction sign, erosion control, all site fencing and general site staking must be installed prior to the pre-construction meeting. This meeting is to follow the Eagle County Wildfire Regulations review, but prior to the removal of any additional existing trees identified to be removed. Refer to section 1.03.01.G of the Cordillera Design Guidelines for additional information on the Pre-Construction Meeting.

7.04.02 Improvement Location Certificate

The Owner or Owner’s representative shall provide an Improvement Location Certificate (ILC) at two times during the construction process. An ILC will be required after the completion of the foundation prior to the commencement of framing and then again at the completion of framing. If an ILC is not provided or the improvement is not within compliance with the Design Review Guidelines and the approved stamped plans the improvement must be removed and or corrected, at the Owners or Owners representatives expense, per approved plans.

7.04.03 Exterior Material and Color DRB Mock Up Review

An exterior materials mock up is required once framing is underway for every new home project or addition over 2,500 sf. The DRB will review the exterior materials and colors to ensure conformance with the Cordillera Design Guidelines and DRB approved Final Plans. When the mock up is ready for DRB review, the Contractor or Owner should reach out to the DRB Administrator via email with images showing all exterior materials of the mock up. The mock up shall be located near the driveway entrance so that interested parties can review the proposed materials without exposure to construction site hazards. Sanitary facilities may be enclosed by the materials mock up structure.

7.04.04 Final Compliance Review

Upon final completion of all improvements of the construction activity, the Owner shall request a final site visit from the DRB. The DRB shall review the construction site to ensure that the work is fully complete and conforms to the approved Final Plan.

7.04.05 Modifications

All exterior, landscape, and site modifications to the DRB approved plans shall be submitted to the DRB for review and approval prior to installation. Additions and remodels are included in this policy. If any modification to the exterior architecture, landscape, and site design are initiated prior to the DRB’s review and approval additional fines and fees will be imposed as per the DRB.

7.05.00 ENFORCEMENT

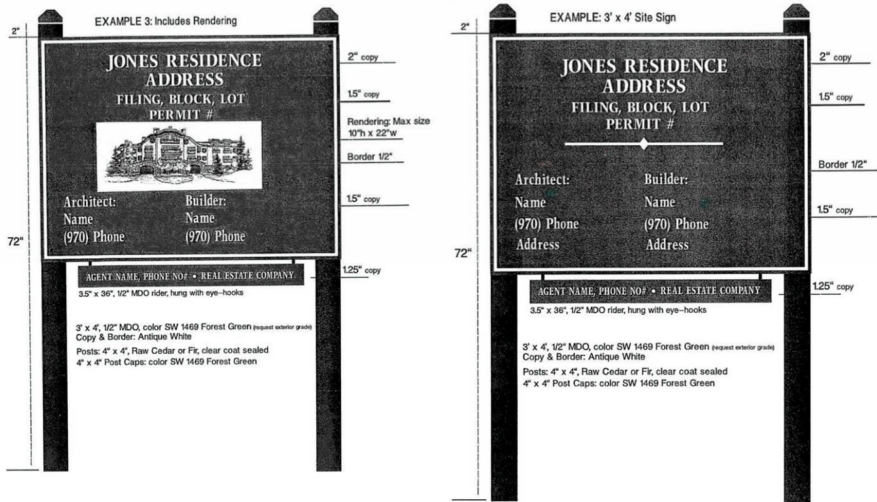
See current Cordillera Property Owners Association amended Resolution affirming, ratifying, and restating policy regarding covenant and rule enforcement.

EXHIBIT B: SCHEDULE OF FINES FOR VIOLATIONS OF THE CORDILLERA GOVERNING DOCUMENTS

Violation	Amount Of Fine			Governing Document
	Warning (Request to Cure within 10 days)	First Notice (Request to Cure within 30 days)	Second Notice (Request to Cure within 30 days)	
Pets on Cordillera Property	Warning	\$100	\$400	Cordillera PUD
Oil Change on non-designated sites	Warning	\$100	\$400	Cordillera By-laws
Cleaning of Equipment by Suppliers and Contractors on a Project Site	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Unauthorized removal of rocks, plants or other similar items	Warning	\$100	\$400	Cordillera Design Guidelines
Unauthorized carrying firearms or archery Equipment within Cordillera	Warning	\$100	\$400	Cordillera PUD
Unauthorized Disposal Methods	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failure to use Bear-Proof Trash Container	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Careless Disposition of Cigarettes and other flammable materials	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failing to designate a smoking area and providing a fireproof ash receptacle onsite and posting area properly	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Use of or Transit Over Golf Course Area	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Disruptive Activity (public drinking, public nuisance, disturbing peace, loud music)	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Drinking or Possessing Alcoholic Beverage on Cordillera Property	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Construction work performed at unauthorized times	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Removal of Site Fencing prior to Construction Completion	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Unauthorized Area Disturbance	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failure to provide updated subcontractor list to DRB	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failure to request inspection, or pre-construction, or pre-landscape installation meetings	Warning	\$100	\$400	Cordillera Construction Rules and Regulations

Violation	Amount Of Fine			Governing Document
	Warning (Request to Cure within 10 days)	First Notice (Request to Cure within 30 days)	Second Notice (Request to Cure within 30 days)	
Failure to Cover and/or Service Construction Site Dumpster	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failure to Submit Construction Management Plan Modifications or Other Exterior Modifications	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Commencing construction prior to preconstruction meeting	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Sign & Exterior Light policy violation	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Failure to report hazardous material spills	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Open burning of construction materials	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
Submission to the County of plans not approved by the DRB	Warning	\$100	\$400	Cordillera Construction Rules and Regulations
All Other Violations of the Governing DRB Documents	Warning	\$100	\$400	Cordillera Construction Rules and Regulations

EXHIBIT C: CONSTRUCTION SIGN REQUIREMENTS



Cordillera Site Sign Specifications

Sign Size: 3 ft. high by 4 ft. wide, ½ in. finished MDO, Medex, or Omega Board Sign Colors: Border and copy in antique white

Background color match to Sherwin Williams 1469, exterior grade, forest green, double-side paint.

Font: Pontiflex Medium Condensed

Posts: 4 ft. by 4 ft., raw cedar or fir (not wolmanized) Sign Height: 72 in. from the ground to the top of sign
Sign Location: 15 ft. off road pavement and 10 ft. off driveway pavement

Text: First four lines are mandatory to include

1. Property Owner Name (i.e., Jones Residence),
2. Property Address,
3. Filing Block and Lot numbers, and
4. Building Permit Number

4 lines max for builder and architect:

1. Architect Name + Phone Number
2. Builder Name + Phone Number