



Design Review Board
and
Department of Public Safety

Cordillera Construction Rules and Regulations

Updated December 2020

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 Design Guidelines, are published in a free-standing format that is appended to the Design Guidelines. In that fashion, the *Cordillera Construction Rules and Regulations* may be utilized as an independent reference guide.

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

In order to ensure that any Construction Activity (as such term is defined below) conducted within Cordillera is done in the most sensitive manner possible, and to minimize impacts to guests, owners, infrastructure and the environment, the following Construction Regulations will be enforced during the construction process. These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Cordillera Design Review Board may amend these Regulations from time to time at its sole discretion and without notice.

7.01.03 Definitions

Association: The Cordillera Property Owners Association.

Construction Activity: Any activity including grading, vegetation management, new structures, modifications to existing structures or landscaping on any property.

Compliance Deposit: The deposit that an Owner is required to deliver to the DRB prior to commencing any Construction Activity. Failure to complete the project could result in forfeit the compliance deposit.

Compliance Agreement: The document the property owner signs with the Design Review Board to ensure improvements are built in accordance with approved plans and these Construction Rules and Regulations.

Construction Site or Site: A Site upon which Construction Activity is currently taking place.

Construction Vehicle: Any car, truck, tractor or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Cordillera: All property within the boundary of the Cordillera Planned Unit Development subject to the Cordillera Declaration of Protective covenants.

Declaration: With respect to Cordillera, that certain Declaration of Protective Covenants, Conditions, and Restrictions for Cordillera recorded 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 may be amended from time to time.

Design Review Board: The Design Review Board (DRB) is appointed by the Cordillera Property Owners Association and is charged with overseeing all design review and construction activities on private properties pursuant to the Declaration.

Owner's Representative: Any contractor, subcontractor, agent or employee performing the duties of an Owner with the consent of an Owner in connection with any Construction Activity.

Public Safety Department or Cordillera Public Safety: The Cordillera Metropolitan District's Public Safety Department, which has been contracted by the Association to provide public safety, security and enforcement of Association rules and regulations or any other entity to which such responsibilities may be delegated by the Association from time to time.

7.02.00 CONSTRUCTION APPROVAL PROCESS

7.02.01 Design Approval Required

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 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 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 identifies the limits of disturbance and those areas within which all Construction Activities must take place. The Plan also indicates the location of proposed construction parking, temporary structures and trailers, sanitation facilities, dumpsters, material laydown and staging areas, the construction sign, and includes a construction time schedule, start to finish. All mitigation measures for protecting the adjacent roadway, adjacent drainages and natural features of the lot during construction including an erosion control and soil stabilization plan must be detailed.

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 must include all plan sheets approved by the DRB at Final Review plus engineering sheets 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 submittal for Technical Review is deemed accurate and complete, two (2) sets of plans will be stamped approved by the DRB and returned to the Owner for their building permit application with Eagle County. One copy is retained by the DRB for its records. 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 by the DRB prior to the release of stamped plans at Technical Review.

7.02.04 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, and representatives of the DRB, Public Safety and Community Operations are required to attend. The purpose of this meeting is to review the Construction Management Plan and discuss rules of the road and other construction-related issues. All site fencing and general site staking must be installed prior to the pre-construction meeting.

7.02.05 Road Impact Fee

A Road Impact Fee must be calculated using the Road Impact Fee worksheet (Exhibit C of the Cordillera Design Guidelines) and submitted prior to the on-site Pre-Construction meeting. Checks should be made out to the Cordillera Metropolitan District.

7.02.06 Compliance Agreement and Deposit

Prior to the release of approved construction plans at Technical Review, the Owner must 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 square footage of the home, and can be found in 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. 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 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 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. DRB shall be entitled to a fee in an amount equal to fifteen percent (15%) of the amount of any costs incurred by DRB to cure any noncompliance by an Owner, which fee may be paid from the Compliance Deposit.
- 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 under paragraph 7.02.25 below that remains outstanding at project completion.
- C. Use of the Compliance Deposit by the DRB is at the sole and absolute discretion of the DRB.
- D. If the DRB uses a portion of the Compliance Deposit pursuant to paragraph A and B above, it may demand restoration of the Compliance Deposit to its full original amount. The DRB may restrict access to the construction site until such time as the deposit is restored.
- E. Neither the Owner nor any other party will have 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 is under no obligation to take action to complete any Construction Activity or cure any failure of the Owner to comply with all Regulations pertaining to the Construction Activity.
- G. Any part of the Compliance Deposit not used by the DRB as permitted by paragraph B above will be returned to the Owner upon completion of the project, with the exception of an amount retained for up to one year to assure landscape and site stability success.
- H. The deposit must be submitted with the signed and dated Compliance Agreement and must be received prior to the release of stamped plans at the Technical Review level.
- I. The Compliance Deposit for a project may be increased at the discretion of the DRB.
- J. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with Cordillera's Construction Rules and Regulations.

7.02.07 Access and Parking

The Construction Management Plan approved by the DRB includes a parking plan that indicates how contractor and service parking needs will be handled. The DRB and Public Safety reserve 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. The following regulations shall apply to all construction sites:

- A. Construction vehicles must gain access to construction sites only from the road adjacent to the site via the approved access driveway.
- B. Parking of construction vehicles on streets will be limited to a maximum of ten (10) at any one time. Any type of equipment or trailer will be counted as one (1) vehicle.
- C. Parking is limited to one side of the street, as determined and agreed to at the pre-construction meeting.
- D. Parking is not permitted within 15 feet of a fire hydrant or within 100 feet of an intersection. Access to side streets, driveways and/or fire hydrants must not be blocked or restricted in any way.
- E. Parking is not permitted in any cul-de-sac or within 15 feet of the beginning of any cul-de-sac on any Cordillera Street.
- F. Parking is prohibited within the road right of way along Fenno Drive, Summit Trail (except west of the stop sign at Gore Trail) and Cordillera Way.
- G. There is no overnight parking on any Cordillera street. Vehicles left out overnight are subject to ticketing and towing.

7.02.08 Blasting

Blasting is not allowed on any Site without the Director of Public Safety’s prior consent. Notification must be provided to the Director of Public Safety a minimum of 72 hours in advance of any blasting operations. Blasting may only occur only between the hours of 9 a.m. and 5 p.m. Blasting may be subject to other restrictions, which will be determined by the Director of Public Safety in its sole and absolute discretion and which may vary from Site to Site. A licensed blasting company must be used for any blasting activity, and a Cordillera Public Safety employee must be present on site at the time of the blast.

7.02.09 Contractor Pass and Stickers

Cordillera Department of Public Safety monitors access and parking within Cordillera. As part of this program a system of stickers and passes has been developed to facilitate this process. All contractors, subcontractors truck operators and service personnel must contact Public Safety to acquire an access pass. Please see Appendix C for more detail regarding access passes and stickers.

7.02.10 Completion of Construction

Unless otherwise approved by the DRB, each Owner must ensure that any Construction Activity it performs or causes to be performed will commence within one year after the DRB's approval of the Final Plan. An extension of one (1) additional year may be granted by the DRB upon request. Once construction on a project is initiated, completion of the project shall be pursued with due diligence until full completion, which should take no longer than eighteen (18) months.

In such cases where construction of a project is suspended for more than thirty (30) days, the Owner or Owner’s Representative must meet with the DRB to establish a revised schedule for completion. If completion of the project is to be delayed for an unreasonable length of time, the DRB may, at its discretion, require the restoration and re-vegetation of disturbed areas of the Site.

7.02.11 Compliance with Laws and Regulations

Each Owner must comply with all terms and conditions of these Regulations, the Amended and Restated

Declaration of Covenants, Conditions and Restrictions for Cordillera, and the Construction and Landscape Compliance Agreement specific to each project. Owners, contractors and subcontractors must also comply with all federal, state and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to Construction Activities.

7.02.12 Impacts to natural areas

No tree or shrub on any property may be removed without prior approval by the DRB. During the design review process, natural features and vegetation to be protected on a construction site must be indicated on the site plan. Areas to be protected will 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 must 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 must 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.

7.02.13 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 must be indicated on plan sheets.
- B. Soil stockpile areas must 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 must be covered with at least three inches of three quarter inch screened rock.
- D. During construction, all sediment control features and fencing must be maintained in good working order.
- E. If needed, public roads adjacent to the Construction Site must be scraped and/or broomed at the end of the workday to remove transported material.

7.02.14 Vegetation Protection

During construction, the Owner must 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. Limit of disturbance fencing and other vegetation protection measures must be maintained in good order.

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

Improvements must be designed to minimize impacts on any Harrington Penstemon populations located within the building envelope. Harrington Penstemon located outside the building envelope must be identified, marked and protected to remain undisturbed. When impacts cannot be avoided, Harrington Penstemon must be transplanted elsewhere on the Site. Owners should contact the DRB administrator for information on how to transplant these plants.

7.02.16 Construction Equipment and Material Storage

Each Owner or Owner’s Representatives and their contractors must 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.

7.02.17 Debris and Trash Removal

Owners, Owner’s Representatives, and their contractors are 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 Site or adjacent property, and
- B. At least once a week, all trash and debris is 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. The road right of way and adjacent properties must be kept clean of trash at all times.

7.02.18 Work required in road Right of Way

Special safety precautions are necessary for road or utility construction within road rights-of-way in Cordillera, including but not limited to safety cones, barriers and flaggers. No work may be performed without the express consent of the Cordillera Metropolitan District and the Department of Public Safety. Special safety functions may be provided by the Cordillera Public Safety staff at a cost billed to the Owner.

7.02.19 Construction Hours & Noise

Construction Activities are 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
- Sunday: No Work Allowed

At no time shall contractors, sub-contractors or laborers park and wait at the gatehouses before 7:00 a.m.

No construction related activities or work vehicles are allowed on premises after 6:00 pm.

Entrance to the work site is permitted for the purpose of set-up only one-half hour prior to hours of operation. During the half-hour set-up activities that create noise are prohibited. Reasonable effort shall be made at all times to minimize noise impacts to adjacent properties and public spaces.

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.

Upon request, exceptions for construction activity outside established construction hours may be granted by the Cordillera Public Safety Director.

7.02.20 Deliveries

Construction deliveries and pick-ups (including moving vans) are limited to Monday through Friday from 8:00 AM to 5:00 PM

7.02.21 Road Closures

The Public Safety Department 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.

7.02.22 Fire Protection

On-site fire protection is the Owner's responsibility. At least two fully-charged and inspected 20 pound ABC rated dry chemical fire extinguishers must be present and available in an easily accessible place on the Construction Site at all times. A lack of extinguishers located on a Construction Site will result in a warning and potential fine pursuant to 7.02.25. Public Safety recommends that the Owner or Owner's Representative establish an overall Site safety program that includes best practices for fire protection and suppression, and rules for the handling of combustible or hazardous materials on site (see also 7.02.27 Water Connections and 7.02.28 Heater Policy).

7.02.23 Protection of Property

An Owner's Construction Activity will be limited to the Construction Site unless the DRB or Public Safety Department provides specific written authorization to the contrary. An Owner must promptly restore any Common Areas and/or adjacent Sites damaged during its Construction Activity to the DRB's satisfaction within thirty (30) days of notification.

7.02.24 Signage

A. Required Site Signage

One temporary construction sign, prepared by a professional sign maker, must be located within the Site boundary and must be easily visible from the adjacent roadway or entry to the Site. The sign must be approved by DRB prior to installation and must conform to the DRB approved sign specifications (see Exhibit "B"). The construction sign must be placed on the 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 proposed signage. Stock plastic signs obtained at hardware stores will 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 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 sales person 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 sales person may display on the 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 is permitted within Cordillera, including but not limited to the following:

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

7.02.25 Prohibited General Practices

All Owners will be responsible for the conduct and behavior of their Owner’s Representatives in Cordillera. The following practices are prohibited within Cordillera and will result in fines after second notice.

Schedule of Fines for Violations of Design Review Board’s Design Guidelines

Violation	Consequence			Governing Document
	First Notice	Second Notice	Third Notice	
Pets on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations
Oil change on non-designated sites	Warning	\$100	\$200	Construction Rules and Regulations
Cleaning of equipment by suppliers and contractors	Warning	\$100	\$200	Construction Rules and Regulations
Removal of rocks, plants or other similar items	Request to Cure	\$100	\$200	Construction Rules and Regulations
Carrying firearms or archery equipment within Cordillera	Warning	\$100	\$200	Construction Rules and Regulations
Unauthorized disposal methods	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to use bear-proof trash container	Request to Cure	\$100	\$200	Construction Rules and Regulations
Careless disposal of cigarettes and other flammable materials	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failing to designate a smoking area and providing a fireproof ash receptacle on-site and posting area properly	Warning	\$250	\$500	Construction Rules and Regulations
Careless treatment or removal of native plants	Request to Cure	\$100	\$200	Construction Rules and Regulations
Use of or transit over golf course area	Warning	\$100	\$200	Construction Rules and Regulations
Disruptive activity (public drinking, public nuisance, disturbing peace)	Warning	\$100	\$200	Construction Rules and Regulations
Drinking or possessing alcoholic beverage on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations
Construction work performed at unauthorized times	Request to Cure	\$100	\$200	Construction Rules and Regulations
Driving trucks with uncovered loads	Request to Cure	\$100	\$200	Construction Rules and Regulations
Removal of site fencing	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Unauthorized area disturbance	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations

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Violation	Consequence			Governing Document
	First Notice	Second Notice	Third Notice	
Improper use, storage, disposal of heaters, propane tanks and flammable materials	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Failure to provide updated subcontractor list to DRB	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to request inspection, or pre-construction or pre-landscape installation meetings	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations
Failure to cover and/or service job site dumpster	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to submit Construction Management Plan Modifications or Other Exterior Modifications	Request to Cure	\$1,000	\$2000	Construction Rules and Regulations
Commencing construction prior to preconstruction meeting	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Lack of two (2) fire extinguishers on site	Request to Cure	\$100	\$200	Construction Rules and Regulations
Sign & exterior light policy violation	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to report hazardous material spills	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Open burning of construction materials	Warning/ Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Submission to the County of plans not approved by the DRB	Request to Cure	Up to \$20,000	Up to \$40,000	Construction Rules and Regulations
Use of heavy equipment and three (3) axle vehicles on Saturday and Sunday: 7.02.15	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Vehicle with a weight in exceeding allowable weight during freeze/thaw cycle	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
Blocking any District Road during construction without written approval of the Director of Public Safety	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Steel-tracked vehicle without proper road protection	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
Slow moving or over-width/sized equipment without proper escort	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
All other Violations of the Governing DRB Documents	Request to Cure	\$100	\$500	Construction Rules and Regulations

7.02.26 Sanitary Facilities

Enclosed chemical toilets must be available on-site 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. On new single family home projects enclosure of the toilet within the site materials mockup is strongly encouraged.

7.02.26 Temporary Structures

Temporary office and storage structures may be maintained on a Construction Site. Temporary living quarters are not permitted on any Construction Site. Permitted temporary structures may not be used for residential purposes at any time. Temporary structures must 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 must be removed within thirty (30) days after completion of the Construction Activity.

7.02.27 Water Connections

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

7.02.28 Heater Policy

The following procedures and guidelines must be followed when using heaters for cold season construction:

- A. Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be removed from service until fully repaired.
- B. Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4'x4' piece of fire-rated drywall or concrete board.
- C. The heater hose shall be extended straight out from the heater and straight out from the tank establishing safe operating distance between the two.
- D. The heater shall be placed and oriented with consideration for surrounding combustible surfaces, in a location where the heater, tank and the hose will be out of the flow of worker traffic.
- E. Propane tanks must be secured to prevent tipping of the tank.
- F. Heaters shall not be used in hallways, closets, bathrooms, under stairs or in crawl spaces.
- G. Heaters shall not be left running overnight or unattended without prior approval from Public Safety. Cordillera Public Safety must be notified by 3 p.m. of any heaters that will run overnight. If a heater is not called in, a fine shall be levied and the heater will be shut off.
- H. Subcontractors who need the use of heaters must contact Public Safety.
- I. Propane heaters and tanks shall be stored no closer than 15' to roads or parking areas.

7.02.29 Construction Lighting

Construction lighting must be implemented in a manner that minimizes impacts to adjacent properties and roads. All construction lights must be shut off before the last person leaves the job site for the evening.

7.03.00 CONSTRUCTION INSPECTIONS/CONFIRMATIONS

The following meetings, inspections and confirmations must be scheduled with or provided to the DRB by the Owner.

7.03.01 Pre-Construction Meeting

Prior to commencing its Construction Activity and after the staking of building corners and the driveway centerline and the installation of limit of disturbance fencing and sediment control fencing, the Owner/contractor must request an on-site Pre-Construction Meeting. The purpose of this meeting is for the

DRB to review with the Owner/contractor the proposed locations of building corners, driveway and parking areas, patios, cut and fill areas, and existing natural features of the Site to be protected during construction as well as the Construction Management Plan and any other construction-related issues.

7.03.02 Exterior Material and Color Mock-Up Inspection

An exterior materials mockup is required once framing is underway for every new home project. The DRB will inspect the exterior materials and colors to ensure conformance with the Design Guidelines. The mock-up must be located near the driveway entrance so that interested parties can inspect proposed materials without exposure to job site hazards. Sanitary facilities may be enclosed by the materials mockup structure.

7.03.03 Improvement Location Certificates

The Owner/contractor must provide an Improvement Location Certificate (ILC) at two times during the construction process to confirm that structural improvements are within the building envelope. A foundation ILC will be required after the completion of the foundation, and a framing ILC will be required at the completion of framing.

7.03.04 Final Inspection

Upon final completion of all improvements of the Construction Activity, the Owner must request a Final Inspection from the DRB. Upon request, and within a reasonable time frame, the DRB will inspect the Construction Site to ensure that the work is fully complete and conforming to the approved Final Plan. Items not complete will be identified, and subsequent work and inspections required until all outstanding issues have been resolved. Upon assurance of completion, the DRB will initiate steps to return the compliance agreement deposit, retaining any outstanding fees and an additional amount of no less than \$2000 to be held for up to one(1) year to assure success of landscaping and site stabilization.

7.03.05 Final Landscape inspection

At a time within one (1) year following final inspection the Owner shall request an inspection of landscaping and site stabilization success. Enough time (one growing season) shall have passed to provide visual assurance of the health and vigor of landscape materials. Upon demonstration of landscape and site stabilization success, the DRB will initiate steps to return the balance of compliance agreement deposit.

7.03.06 Modifications

All exterior, landscape and site modifications to the DRB approved plans must be submitted to the DRB office for review and approval prior to installation. Additions and remodels are included in this policy.

7.04.0 RULES OF THE ROAD AND USE OF ROADWAY IMPROVEMENTS

7.04.01 Roadway Maintenance

Owners and their contractors and sub-contractors must keep Cordillera roads and road rights-of-way free and clear of materials, rubbish and debris resulting from Owner's Construction Activity. Any damage to roads and attendant drainages, features or improvements must be repaired, and damage to natural areas re-dressed and re-vegetated by the Owner. Damage to Cordillera Metropolitan District vehicles caused by Construction Vehicles used in connection with Owner's Construction Activity will be the responsibility of the Owner. No road cuts or modifications to road surfaces shall be made without the prior written consent of the Cordillera Metropolitan District. Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. During construction, all driveways, parking and lay-down areas must be covered with at least three inches of three-quarter inch screened rock. If necessary, road surfaces impacted by travel to and from the site must be scraped at the end of the workday to remove mud. If a

contractor fails to keep roads clean and if the DRB or Public Safety Department must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate set by the Cordillera Metropolitan District.

- A. **Weight and Length Limitations.** In order to protect the Cordillera Metropolitan District's roads from damage, the type of vehicles allowed on District Roads shall be restricted. Accordingly, vehicular access will be limited as follows:
1. Freeze/Thaw Cycle Limits. At the discretion of the Director of Community Operations, the maximum load limit allowed on District Roads shall be limited to 12,000 pounds per axle during that time of year subject to a daily freeze/thaw cycle. No exception will be granted during times when this restriction is in place.
 2. Maximum Load Limit. The maximum load limit for all vehicles accessing District Roads when freeze/thaw restrictions are not in place shall be 18,000 pounds per axle. The need for vehicles of 18,000 pounds per axle and higher for a given project must be identified on the Road Impact Fee Worksheet which is submitted with payment at Technical Plan review.
 3. Maximum Wheelbase Length. The maximum wheelbase for all vehicles accessing District Roads is twenty-four feet (24') measured from the center line of the front-most axle to the center line of the rear-most axle on the vehicle. A single trailer may be attached to the vehicle. The length between the attachment point of the trailer to the vehicle and the centerline of the rear most axle of the trailer may not exceed twenty-four feet (24').
 4. Escort Required. Vehicles not in conformance with the above restrictions will be allowed access to District Roads only if:
 - i) Notice has been provided to the District's office of Public Safety no less than twenty-four (24) hours in advance; and
 - ii) Escort by a District vehicle and employee is available.
 - iii) Associated escort fees as determined by the Director of Public Safety have been paid (see 7.04.01.D below).
- B. **Slow Moving Equipment (SME).** SME are construction vehicles not designed for highway use or licensed for public roads, and which cannot maintain a speed of 25 mph. SME shall be restricted but not prohibited on Metropolitan District Roads, subject to the following rules:
1. SME may travel on Cordillera Roads classified as Primary (Class A) when accompanied by a Public Safety escort after paying an escort fee.
 2. SME may travel on Cordillera Roads classified as Secondary, Enclave or Common Driveway (Class B,C,D) with no escort.
 3. SME must yield to motor vehicle traffic at all times.
 4. The Director of Public Safety may approve exceptions to this policy.
- C. **Over Width Loads.** A vehicle, piece of equipment or load may be deemed over-width or over-sized by Cordillera Public Safety. These vehicles must be escorted past entrance gates by Public Safety personnel. The escort fee shall apply.
- D. **Escort Fee.** The escort fee is based on distance from the gate to the site. Please contact the Divide Gatehouse at (970) 926-2335 for additional information.
- E. **Exemptions.** The following vehicles are exempt from the requirements of these Rules of the Road:
1. Garbage trucks engaged in providing non-construction related trash removal service for the District's property owners.

2. Vehicles hauling forty (40) cubic yard trash containers that do not exceed twenty-seven feet (27') maximum wheelbase measured from the center line of the front-most axle to the center line of the rear-most axle on the vehicle.
 3. Vehicles and equipment providing food and beverages deliveries to commercial enterprises within the District's service area.
 4. Emergency vehicles of all types.
 5. All District vehicles and equipment and any contractor equipment under contract with the Cordillera Metropolitan District.
- F. **Road Blockage.** Persons responsible for any activity that will block a District Road or easement must provide Cordillera Community Operations and the Department of Public Safety with notice and a written construction and traffic control plan 48 hours prior to the blockage. The activity will not be allowed to proceed without approval from Cordillera Community Operations and Cordillera Public Safety.
- G. **Steel Tracked Equipment.** Steel tracked equipment must not operate on the asphalt surface of any District Road unless proper protections (rubber mats, tires, wood sheeting) have been implemented to protect the road surface.
- H. **Unauthorized Use of District Roads.** Unauthorized use of District Roads may result in the loss of access privileges, and/or the assessment of fines for non-compliance as set forth in 7.02.25 above. The District has full authority to deny access to the District Roads by vehicles not authorized.
- I. **Penalties.** The District's Public Safety Office may impose penalties upon the offending Property Owners according to the schedule of fines listed in Section 7.02.25 of this document.
- J. **Waiver.** The District General Manager or equivalent authority may waive the application of these Rules and Regulations. All requests for waiver must be submitted in written form to the General Manager or their assign and must outline applicable hardship data supporting the request for waiver. The General Manager may grant, deny or approve the waiver subject to fees or other conditions.

7.05.00 ENFORCEMENT

Please reference Cordillera Property Owners Association's Second Amended and Restated Resolution Regarding Covenant and Rule Enforcement Policy for enforcement information.

EXHIBIT A: SOURCES OF INFORMATION REGARDING CONSTRUCTION IN CORDILLERA

Cordillera Property Owners Association
0360 Carterville Rd.
Cordillera, Colorado 81632
970-688-8850

Design Review Board
0360 Carterville Road
Cordillera, Colorado 81632
970-688-8850

Cordillera Metropolitan District
0408 Carterville Rd.
Cordillera, Colorado 81632
970-926-1923

Cordillera Public Safety
0408 Carterville Rd.
Cordillera, Colorado 81632
970-569-6261

Eagle County Community Development
Post Office Box 179
Eagle, Colorado 81631-0170
970-328-8730

Holy Cross Electric Association
Post Office Box 972
Avon, Colorado 81620
970-949-5892

SourceGas
800-563-0012

Eagle River Water and Sanitation District
846 Forest Road
Vail, Colorado 81657
970-476-7480

CenturyLink
877-290-5458

Comcast Cable
281 Metcalf Road, Suite 110
Avon, CO 81620
800-266-2278

EXHIBIT B: CONSTRUCTION SITE SIGN REQUIREMENTS

Sign Size: 3 ft. high by 4 ft. wide, ½ in. finished MDO, Medex or Omega Board

Sign Colors: Background color match to Sherwin Williams 1469, exterior grade, forest green,

Border and copy: Antique white.

Font: Pontiflex Medium Condensed, sized for legibility from road

Support Posts: 4" by 4" wood

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 must include

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

Other Text:

- 1) Architect Name + Phone Number
- 2) Builder Name + Phone Number

Any additional text must be approved by the DRB. No logos are permitted. No broker of real estate sales information is allowed.

Additional Information and templates are available at:

Sign Design

Ph: 970-949-4565

EXHIBIT C: CONSTRUCTION VEHICLE PASSES AND STICKERS

1. Registered Contractor Stickers

Contractors who work in Cordillera on a frequent basis must have a Cordillera RFID sticker on each vehicle that will enter the community. The stickers serve to register the business and the business vehicles with Cordillera and must be purchased from the Cordillera Metropolitan District. Once installed, the stickers are good for the life of the windshield, but they must be renewed annually. Contractor Stickers allow access only during construction hours and all registered contractors must be familiar with and must agree to abide by Cordillera Construction Rules and Regulations. The stickers are not job-site specific. Sticker applications are available at <https://www.cordilleraliving.com/236/Gate-Access>.

2. Temporary Passes

Construction vehicles that will access a job site infrequently (three days or less in total), must have a temporary hanging pass issued at the entry gate. These passes are job-site specific, and it is the General Contractor's responsibility to monitor their usage. The restriction of no more than 10 vehicles or equivalent parked on the road adjacent to a job site will be strictly enforced. Passes found at the wrong job site will be revoked and the pass holder will be asked to leave the property. Lost passes will not be replaced.