



Construction Guidelines

September, 2009

Storage of Materials and Equipment

Builders are permitted to store construction materials and equipment on their construction sites during the construction period. All materials and equipment shall be neatly stacked, properly covered and secured at the end of each day. Any storage of materials or equipment shall be the builders responsibility and at their risk. Builders shall not disturb, damage or trespass on other lots or adjacent property. No building materials may be placed on any lot more than 7 days before beginning construction.

Use of lots adjoining construction sites which are sold to other builders, or the use of lots, which remain available for sale, or the use of the adjacent street is prohibited.

Building materials or equipment are not to be stored on streets or sidewalks.

Washing and cleaning out paints, stains or other coatings or solvents, and cleaning of concrete trucks is strictly prohibited anywhere in Hawk's Landing.

Use of Site

Builders shall provide containers for debris and shall clean up all trash and debris on the construction site on a daily basis. Debris containers must be placed on the lot under construction and must not be placed on streets, sidewalks, or adjoining lots. Trash and debris shall be removed from each construction site in a timely fashion. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere in Hawk's Landing.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore or affecting other lots or adjacent property. In the event of the site not maintained as per the Guidelines, any clean up costs will be assessed to the responsible builder.

It is imperative when moving heavy equipment around Hawk's Landing that precautions be taken to prevent damage to site improvements such as roadways, curbs, sidewalks, and vegetation. Any damage to such structures will be assessed against the responsible builder. Crawler tractors are not to be operated on any paved or concrete surface.

Sanitary Facilities

Each builder shall be responsible for providing temporary adequate sanitary facilities for its construction workers in accordance with the Public Health Act of the Province of Alberta.

Noise and Pets

The use of radios, tape and CD players must be restrained so as not to be audible from any adjoining lots or streets. Dogs must be under its owner's control at all times. The dogs owner is responsible for cleaning up after it in a timely fashion.

Restoration or Repair of Damaged Property

Damage and scarring to any other Hawk's Landing property, including, but not limited to, other lots, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it shall be reported to Hopewell promptly.

Vehicles and Parking

The builders' crews shall not park on or otherwise use other lots. Construction shacks and trailers are not permitted to be left overnight in Hawk's Landing without written approval from Hopewell Residential Communities.

Curb Stops and Driveway Paving

Adjustment of curb stops by the builder is strictly forbidden. It is the responsibility of the builder to contact PCDL for adjustment in the height of curb stops prior to paving the driveway and approach apron.

Miscellaneous and General Practices

Alcohol is not permitted on any construction site in Hawk's Landing.

Changing oil on any vehicle or equipment on a lot is not permitted. If it is necessary to add hydraulic fluid to equipment on site, than the container, the fluid, and any soil that is contaminated because of a spill must be removed from Hawk's Landing and disposed of properly.

Removal of any plant material, topsoil or similar items from Hawk's Landing is not permitted.

Careless disposition of cigarettes and other flammable material is not permitted.



A fire extinguisher, minimum 10 pounds capacity, is to be mounted in the garage of each home under construction and can not be removed until all work on the home has been completed.

The builder is responsible for erosion control during the construction period. At the request of the developer, silt fencing may be required along property lines. At the request of the builder, the developer can install silt fencing and the builder invoiced for work completed. Erosion control is especially important on construction sites adjacent to existing homes already final graded. On such sites, silt fencing or equivalent must be installed the entire length of the property line prior to excavation of the basement. The silt fencing must be maintained until the landscaping of that home is complete.

Non –Compliance

In the event of non-compliance with the Guidelines the developer shall have the right, but not the obligation, to hire a contractor or contractors to perform the work and furnish the materials necessary for compliance at the builders expense plus 10% for administration.

Penalties

The developer reserves the right to carry out any work for which a builder is responsible, or to remedy any damage or improper work done by the builder, including:

- Removal of trees or other vegetation prior to release of design approval or in contravention of approved plans
- Deviation from approved building plans
- Any construction practices that damage the site or otherwise contravene the regulations

The Developer reserves the right to assess against the builder for any damages, violations, or deviations of construction plans, practices or guidelines within Hawk's Landing.

If the builder discovers damage not of their own doing to the site, vegetation and/or infrastructure in Hawk's Landing the builder must notify Hopewell Residential Communities within 24 hours.

