

Knolls Estates PUD Construction Site Agreement

Lot Number _____ Address _____ Date _____

Before new construction begins, the plans must be approved by the Knolls Estates Design Committee and Board of Directors. The Owner and Contractor must agree to the following:

1. **Storage of Materials:** All construction materials must be stored on the owner's lot under construction. Construction waste and debris cannot be stored on common areas or vacant lots. If a vacant lot exists adjacent to the lot under construction, permission must be granted by the vacant lot owner and the Design committee for the storage of construction materials only.
2. **Streets:** Any and all damage to the street surface or curbs as a result of this construction project and/or construction vehicles shall be the full burden of the owner and/or the construction company. They shall be solely liable to repair streets to their original condition prior to the damage. All streets must remain clean of construction debris which poses a traffic or general hazard, including but not limited to framing materials, concrete, concrete wash out, dirt, gravel, personal trash, vehicle leaks, etc. **Any trash or debris accumulated in the street must be removed by the end of construction each day.**
3. **Vehicles:** Vehicles related to the construction process must be parked so as not to produce a traffic hazard. This includes multiple vehicles parked on opposite sides of the street, thus narrowing the opportunity for safe vehicle passage through the construction area. **Vehicles and trailers parked or overlapping into the street MUST have APPROVED CONES placed around the street hazard at all times.**
4. **Animals:** Animals brought to the construction site by contractors and Sub-contractors must be under it's owner's control at all times and preferably leashed or kept in an enclosed area. **Animals are not allowed to roam freely, and dog droppings must be cleaned up promptly. City of Sutherlin Ordinance restricts pets from roaming freely outside the property and around the neighborhood.**
5. **Hours:** Construction working hours are 7 A.M. to 7 P.M., Monday through Friday, and 9 A.M. to 5 P.M., Saturday and Sunday.
6. **Utilities:** Electricity and water cannot be "borrowed" from an adjoining lots without the express, written consent from the adjoining lot owner. **The first step in the construction process must be the proper installation of a water meter purchased from the KEOA. A Backflow devices must be installed and identified as required by City of Sutherlin and/or the KEOA.**

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7. **Enforcement:** Violations of the above policies not immediately corrected may be subject to the Knolls Estates Owners Association Fine process being initiated on the owner's property.
8. **Restrictions:** Nothing herein contained shall be deemed to limit or restrict the right of the Design Committee and the Board of Directors of The Knolls Estates PUD/OA from enforcing any of the provisions of the CC&Rs of the Knolls Estates PUD as filed and duly recorded with the Douglas County Recorder's Office Book 1304 Pages 615 – 649 on June 24, 1994.
9. **Construction Restrictions and Specifications:** All construction must meet restrictions and specifications which are contained in the Knolls Estates CC&Rs. Of significant importance are the CC&Rs restrictions which address the need for RV garages to be built attached to the house for the containment of all recreational vehicle. Other restrictions that should be noted include those addressing maximum roof heights, dwelling setbacks, square footage, landscaping and fences. Owners and contractors are strongly advised to carefully review the current Knolls Estates PUD Owners Association CC&Rs before construction begins.

Construction Agreement: Two copies of the Construction Agreement shall be signed, with one signed copy given to the Contractor or Owner, and one signed copy filed with the Knolls Estates PUD. Additionally, a copy of the CC&Rs will be given to the Owner or Contractor at the time of the signing of this Construction Agreement.

By signing below, the Owner or Contractor acknowledges reading this agreement, and the receipt of one copy of this Construction Agreement along with one copy of the current Knolls Estates PUD CC&Rs.

A copy of this Construction Site Agreement MUST BE POSTED in view on site at all times

By:

Printed Name

(Authorized Home Owner Signature)

(Date)

_____ Printed Name	_____ (Authorized Contractor Signature)	_____ (Date)
_____ Printed Name	_____ (Authorized Design Committee or Board Member Signature)	_____ (Date)