

Fish Creek Meadows – Amendment II to Rules and Regulations

Construction Activities in Fish Creek Meadows Subdivision

These Rules and Regulations apply to all construction activities that occur within the Fish Creek Meadows Subdivision – whether or not the property owner has complied with the FCM covenants and requirements or with the City of Steamboat Springs building and construction codes.

1. Owner is responsible for following these Construction Rules and Regulations, and for requiring that Owner's contractors and laborers comply.

Owner shall provide the Board with contact information for (a) design issues, and for (b) construction site issues. For each, provide the name of the responsible person, general contact information, and emergency contact information.

2. **Traffic.** Fish Creek Meadows is a pedestrian and pet friendly neighborhood, with abundant wildlife. The contractor, its suppliers, employees, visitors and guests should be cautioned to drive with care, paying attention to the signs and watching out for people and animals in the roadway.
3. **Parking.** Access must be maintained so that residents and emergency vehicles can pass through construction vehicles and equipment at all times. To the maximum extent possible, construction parking must be "on-site." Where on street parking is necessary, it should be on one side of the road and should not impair neighboring owners' access.
4. **Temporary Access Closure.** If temporary access closure is absolutely necessary, then City traffic control should be requested for the duration of the closure.
5. **City Codes and Requirements.** Owner and owner's agents must comply with all City codes, parking regulations, noise levels, hours of operation and construction requirements. Complaints received by the Fish Creek Meadows Design Review Board ("DRB") will generally be referred to the City for enforcement.

6. Pets. Any pets brought onto a construction site must be restrained and must be kept on the site.

7. Trash and Debris. On-site trash (non-food) should be kept in a trash container with a (closed) lid, with such trash being removed when the container is filled. If Owner is not living on site during construction, then food trash should be removed daily, and not stored on site to attract wild animals and create a nuisance. Any trash or debris that blows, or is tracked, off the construction site should be removed by the contractor and disposed of properly, to avoid creating a nuisance.

This Amendment is effective immediately, this ____ day of _____, 2014, to be forwarded to the owners of active and/or approved construction sites.
