

# **Telluride Ski Ranches Association**

**Design and Property Review Committee**

## **DRC REGULATIONS**

**1/26/2017**

**(Corrected 4/12/2018)**

**This Document adopted in January 2017 takes the place of any  
previously published DRC Regulations.**

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**Telluride Ski Ranches Association**  
**Design Review and Property Committee (DRC)**

**REGULATIONS**

January 26, 2017 (Corrected 4/12/18)

**PURPOSE OF DESIGN REGULATIONS**

These Regulations apply to all buildings and improvements on any Telluride Ski Ranches lot, including but not necessarily limited to, the placement, installation, construction, renovation, expansion, refinishing, change or removal of any of the following:

- Buildings, structures, improvements, driveways, landscaping, trees, parking areas, and signs
- Fences, walls and corrals
- Stationary equipment, including play equipment

The specific objectives of the Ski Ranches Design and Property Review Committee are to:

- Preserve and protect the beauty of the natural environment
- Promote a harmonious relationship of buildings, landscape, and topography
- Protect the value of the property
- Promote design that is responsive to the local area and climate.

The Ski Ranches DRC does not wish to dictate design or restrict individual preferences. It intends only to preserve the natural beauty of the Ski Ranches subdivision and to reasonably minimize the impacts of houses and other improvements, and the construction process, on the community.

The DRC will look primarily to location of the house and other improvements, architectural design, and the re-vegetation of the landscape, in that the landscape plans address the re-vegetation of the disturbed portions of the site and minimize the impacts of construction.

These DRC Regulations provide a guideline for owners and the DRC to adhere to in all aspects of design, construction and improvements. Covenants, conditions and restrictions that apply to all owners are recorded in Articles 5 & 6 of The Second Amended & Restated Declaration of Protective Covenants, Conditions & Restrictions (“Declaration”), filed 09/03/2009 with San Miguel County Clerk-Recorder, Reception #408676, and available for viewing on our website ([www.skiranches.com](http://www.skiranches.com)) or by request from TSRA. Covenants are enforceable by the TSRA Board of Directors, an individual homeowner and in some cases by the DRC. In case of conflict between these DRC Regulations and the Declaration, the Declaration shall control.

## **1. Overall Considerations**

The Telluride Ski Ranches is a single-family residential community and site planning and design should emphasize privacy.

It is important that owners and designers understand and recognize the fragile natural environment and the impact of construction on that environment.

Planting and re-vegetation should enhance and reinforce the existing vegetation patterns on the site.

All designs shall fit naturally and harmoniously to their particular topography. Building site design should respect and relate to existing landform and vegetation. Wooded areas should be maintained where possible.

Natural materials of stone, timber, wood, shake, and non-reflective metal are encouraged. Materials shall be of high quality and finished to endure the elements.

Colors should blend with the surrounding environment.

Completion of construction is required within twenty four (24) months of commencement. Any request for an extension of this time period must be submitted in writing and approved by the DRC, and may be subject to an additional fee.

## **2. Design Review Process**

A process of design review has been established to help guide property owners and to provide property owners with necessary information.

The DRC Application and DRC Checklist are deemed part of these DRC Regulations. To the extent that the Application and Checklist are in conflict with these Regulations, the Application and Checklist supersede these Regulations and shall be controlling.

## **3. Plan Review**

Plan review addresses site conditions and planned improvements, building floor plans and elevations, roof design, architectural character or expression, exterior materials, site conditions, grading, drainage, erosion controls, lighting plan, and landscaping plan.

All improvements approved by the DRC must be commenced within six months from the date of approval. If not commenced within such time, then such approval shall be deemed revoked by the DRC, unless the DRC gives a written extension for commencing the work. There is no fee for resubmitting.

The DRC shall not approve any application with respect to a property for which:

- a) A written notice of violation has been issued, or
- b) A subsequent DRC or Board of Directors hearing has been held at which the DRC or Board of Directors found that a violation of the DRC regulations has occurred, or
- c) The DRC or Board of Directors, whichever body issued the notice of violation and held the hearing, has not issued a written notice that the violation has been cured or remedied to the satisfaction of that body, or
- d) San Miguel County has not given prior approval.

#### **4. Process Detail**

Applications are subject to the following processes for review.

- a) One-step review for tree removal, decks, play equipment, new windows and projects with an estimated cost of less than \$10,000.
- b) One-step review for corrals, landscaping and projects with an estimated cost of less than \$50,000.
- c) Two-step review for projects with an estimated cost of \$50,000 or more.
- d) Projects that do not require DRC or Board approval are those that are considered maintenance, defined as one for one replacement in nature or which do not alter the appearance or size of the item being worked on.

One-step review means that the DRC will take action only once on the application to approve, deny, or approve with conditions.

Two-step review means that the DRC will take action twice on the application, first to approve, deny, or approve with conditions the applicant's preliminary plans, and second, to approve, deny, or approve with conditions the applicant's final plans.

Preliminary plans should be complete enough to give a full picture of all aspects of the design, but without the detail that will be necessary for the final plans. The specific requirements for preliminary and final plans are set forth in the DRC Application Checklist.

Applicants must send written request for a One-step or a Preliminary Plan Review hearing to the DRC Administrator and to neighboring properties across the street and directly adjacent, as set forth below. Such notice must be mailed "certified" or delivered in person at least ten (10) days prior to the DRC hearing on the application, and any continued hearing.

The notice shall contain the following information:

- a) The name, address and telephone number of the owner and of the applicant;

- b) The street address and legal description of the property;
- c) A listing of properties notified;
- d) Vicinity map showing project location;
- e) A brief summary letter of the application describing the requested improvements and including a sketch or elevations;
- f) The date, time, and location of the hearing (or continued hearing);
- g) Request for notification to the DRC and applicant of any objection or questions concerning the project.

The applicant must provide proof of notice to the DRC at the One-step or Preliminary Plan Review hearing.

One-step applications may request a waiver of the neighbor notification requirement. If the DRC Administrator in good faith finds that on the face of the application, the application would have no or de minimis impact to the surrounding neighbors, then the DRC Administrator may waive the neighbor notification requirement, and shall advise the applicant in writing of such waiver.

At least 72 hours prior to the hearing, the applicant must stake the property to show driveway location, septic and leach field locations, building footprint, and the locations of all other structures and improvements.

## **5. Fees and Deposits**

**Design Review Application Fees** are as follows:

- \$50 for projects such as tree removal, decks, play equipment, new windows and projects with an estimated cost of less than \$10,000;
- \$300 for projects such as corrals, landscaping and projects with an estimated cost of less than \$50,000;
- \$300 for preliminary plan review of projects with an estimated cost of \$50,000 or more;
- \$700 for final plan review, including plan amendments, of projects with an estimated cost of \$50,000 or more.

The Application Fee shall be submitted with the initial application. This fee is nonrefundable and is used for DRC expenses. An application is not considered valid until this fee is paid.

A **Performance Bond** is required for, and shall be deemed a condition of approval of all new construction, alterations, and additions and shall be delivered to the DRC prior to commencing any construction. The Performance Bond may be in the form of either (1) a bond provided by a neutral third party for which the applicant pays a fee, or (2) a cash deposit which will be held in the form of a certificate of deposit by a local banking institution. Performance Bond Amount is calculated at \$4/square foot (square foot as defined in this document).

A Performance Bond check will be made payable, in any of the two previously described forms, to the Telluride Ski Ranches Association. Upon satisfactory completion of the project, including conformity to the submitted/approved plans with respect to size, roof pitches(s), footprint, timber cleanup of lot, and completion of required landscaping, the Performance Bond shall be released or returned with interest. Prior to release or return of the Performance Bond, the applicant may be required to provide an Improvement Location Certificate by a licensed land surveyor which shows all completed improvements specified on the approved plans.

Upon receiving a request for return of Performance Bond during the winter months, when there is snow on the ground, the DRC, upon satisfactory site inspection, may return the Performance Bond to issuer less a holdback for construction cleanup. Otherwise, the Performance Bond must remain in place for the full amount until released by the DRC.

If an owner has not satisfactorily completed the project as set forth above and/or is otherwise in violation of the DRC Regulations, then the DRC and/or Board may, after notice and hearing to the owner, apply up to the full amount of the Performance Bond, plus accrued interest, to pay for costs and damages to the association for the violation, including steps that the association takes to cure or remedy the violation. Application of the Performance Bond is a setoff against such association costs and damages and is not to be considered a limit of the owner's liability for violating the DRC Regulations.

A **Road Impact Fee** is required for, and shall be deemed a condition of approval of, all new construction, additions or exterior alterations and shall be delivered to the DRC prior to commencing any construction. The Road Impact Fee shall be the greater of \$1.25 per gross new square footage as defined in this document with a minimum fee of \$500. Checks should be made payable to the Telluride Ski Ranches Association and shall be used as determined by the Ski Ranches Board of Directors. Payment of a Road Impact Fee does not excuse, and shall not be a credit towards payment on account of, the owner's liability for damage to Ski Ranches roads caused by construction.

**Square Feet of the Structure**, as this term is used herein, means the total square feet of all enclosed areas of a structure, plus decks (whether enclosed or not), plus garages and storage areas (whether heated or not).

## **6. Remedies**

- a) In addition to all other rights and remedies that the Ski Ranches may have at law, violations of the Ski Ranches Declaration and/or DRC Regulations are subject to the following remedies after notice and hearing before the DRC:
1. Forfeiture or application of the Performance Bond
  2. Revocation of project approvals
  3. Damages
  4. A fine of up to two hundred dollars (\$200) per day per violation
  5. Interest on unpaid amounts
  6. All costs and expenses of enforcement, including reasonable attorneys fees

These remedies are cumulative. The DRC shall give owners prior written notice of violations and provide an opportunity for a hearing.

An owner whose plans have been denied or conditionally approved, or return of Performance Bond denied, may appeal any decision of the DRC to the Board of Directors.

## **7. Building and Site Planning**

- a) Buildings and improvements must respect and relate to existing landforms and vegetation. Design solutions must be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site. Natural vegetation, ponds, streams, and wetlands must be retained and protected whenever possible.
- b) There is only one primary dwelling on a property. Every primary dwelling structure constructed or placed on a lot shall contain a minimum of twelve hundred (1,200) square feet of fully enclosed floor area devoted to living purposes, exclusive of roofed or unroofed porches, terraces, garages, carports, and other outbuildings.
- c) Accessory dwelling units shall comply fully with San Miguel County rules and regulations. The Ski Ranches will allow only one accessory dwelling unit per lot, limited to eight hundred (800) square feet of living space.
- d) The primary dwelling is to be constructed first. No garage or other outbuilding shall be constructed on any residential lot until after commencement of construction of the primary dwelling on the same residential lot.
- e) Separate structures other than accessory dwelling units, unattached to the primary dwelling may be no larger than one-half ( $\frac{1}{2}$ ) the square footage of the principal dwelling and not to exceed two thousand (2,000) square feet.
- f) No structures, as defined as a building including a house, shed, garage or other outbuilding may be constructed within twenty (20) feet of interior lot lines; and within thirty (30) feet

of County right of way. No projections are allowed into these setbacks, which must be clear and unobstructed from the ground upwards.

- g) To minimize interference with snow removal and snow storage activities, no landscaping, obstacles, or other improvements may be placed within ten (10) feet of the edge of the Ski Ranches road pavement, or outside of the lot lines, unless first approved in writing by the San Miguel County Road & Bridge Department.
- h) No outside toilet shall be constructed or placed on any lot. All plumbing constructed on any lot including without limitation, plumbing fixtures, laundry appliances, dishwashers, toilets, or sewage disposal systems shall be connected to a septic tank or other approved sewage system approved by the appropriate department of San Miguel County, Colorado. Portable toilets are permitted and encouraged during construction but must be removed upon completion of construction and/or prior to the return of the Performance Bond.
- i) All structures constructed or placed on any lot shall be constructed principally of new material, and no used structures shall be relocated or placed on any lot. Roofing material must be non-reflective and pre-rusted (if the type that rusts) prior to being applied/installed.
- j) Septic tank and leech fields shall be designed to cause as little disturbance as possible to trees and vegetation in the areas of access and installation. The DRC encourages trench-type designs, designs that require smaller construction equipment, and designs that require narrower access such as a six (6) foot wide path rather than a 12 to 15 foot wide path.
- k) The Ski Ranches 2<sup>nd</sup> Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions recorded on September 3, 2009, at Reception Number 408676 with the San Miguel County Clerk and Recorder's office, provides in Section 2.4, entitled "Utility, Map & Map Easements." "On each lot, the reserved right-of-way and easement areas and those dedicated to public utilities purposes shall be maintained continuously by the lot owner, however, no structures, plantings or other material shall be placed or permitted to remain, or other activities undertaken, which may damage or interfere with the installation or maintenance of utilities; which may change the direction, obstruct or retard the flow of water through irrigation ditches; which damage or interfere with established slope ratios or create erosion or sliding problems; or which unreasonably interferes with the free passage of skiers and riders on and over designated ski and equestrian trails. Improvements, if any, within such areas shall also be maintained by the respective lot owner except for those for which a public authority or utility company is responsible."
- l) Owners may not store personal property of any kind on vacant lots prior to commencing DRC-approved construction activities.

## **8. Live Tree Removal**

- a) Lot owners do not need DRC approval for the following types of tree removal:
1. Trees that are within 20 feet of the primary house, guest house, and any outbuilding, such as a barn or garage.
  2. Dead trees
  3. Trees that are falling over or have fallen over and are being removed/cut up
- b) All other tree removal requires DRC approval, which is subject to the following standards:
1. Clear-cutting of trees is prohibited on any lot, except within approved building sites, driveways, parking areas, and approved septic and leach fields.
  2. Tree thinning may be permitted by the DRC for purposes of view corridors, fire mitigation or hazards, at the DRC's discretion based upon the following considerations:
    - i. Whether the tree removal promotes and/or maintains a healthy forest by keeping a distribution of trees that is 33% small trees (less than or equal to 4 inches in diameter), 33% medium growth/size (more than 4 inches and less than 9 inches in diameter), and 33% old/mature growth (more than 9 inches in diameter);
    - ii. Impacts to neighbors and scenic quality from the Ski Ranches roads and trails;
    - iii. Impacts to buffer zones;
    - iv. Impacts on erosion;
    - v. Impacts on the character of the neighborhood, which includes recognition that the Ski Ranches is predominantly a forested neighborhood.
  3. The DRC may require additional landscaping to replace and/or mitigate the removed trees based up on the standards set forth in subsection 8(b)(2) above.
  4. Chipping of cut wood on a lot shall be spread at a depth not to exceed three inches. Particular care should be taken not to pile woodchips around the base of a living tree, which could damage its health.
- c) If the house or guest house has a wood burning stove or fireplace, piles of stacked logs for firewood are permitted. They must be orderly piles placed more than thirty feet from the road. Piles of slash, brush and small branches, even if placed on top of a neatly stacked pile of logs, are not permitted.

## **9. Wetlands**

When wetlands, streams, or ponds are identified on the property, it will be the responsibility of the property owner to comply with San Miguel County regulations regarding wetlands.

Any lot having drainage or standing water must, before filling in or altering the flow of water, comply with the appropriate regulatory authorities.

## **10. Grading**

All lot grading must relate to and blend into the existing roads, drainage swales, and surrounding natural landscape. Grading designs and implementation must not make negative impacts visually or to the ground of neighboring properties.

The extent of cuts and fills should be limited to ensure and protect the surrounding vegetation. All cut-and-fill areas must feather into the natural topography within the confines of the property boundary and general easements. Slope conditions must be determined to avoid unstable conditions, erosion, and undue loss of vegetation.

All site plans must show surface drainage patterns consistent with the existing road and drainage swale grades and culvert crossings. Modifications to existing natural drainage patterns must have specific written approval of the DRC, as well as any other governing agency having jurisdiction and the consent of the owners of any affected properties.

In areas where drainage swales are created to direct runoff, erosion-control blankets must be used to slow velocity of runoff, decrease erosion, and promote quick re-vegetation.

Any slopes that are steeper than 2:1 will require a retaining wall of stone or a stone veneer, railroad ties, or log. Stone is to be approved by the DRC. In areas visible from public view, retaining structures should blend into the environment.

## **11. Driveways**

- a) Requests for tree removal from driveway areas are subject to Section 8 herein.
- b) Driveway cuts must be appropriately re-vegetated with native plant material.
- c) The DRC shall approve the method of drainage control to prevent driveway and street-side drainage from damaging the paved road. Corrective alternatives may require a narrow bar ditch, a broader swale, and/or a culvert.

## **12. Parking**

- a) Each lot shall have space to park at least four cars off the access road. Enclosed garage spaces shall count in this requirement. The DRC prefers that all new construction includes a garage for at least two vehicles.
- b) Carports must be integrated into the overall design of the house and landscape and must receive DRC approval prior to construction.

- c) As per County regulations, there must be adequate parking provided for an accessory dwelling unit.

### **13. Trash Enclosures**

New homebuilders (as of March 2011 and forward) must incorporate into their plans a site for their poly-cart and other trash containers. Trash containers may be located at the front of a driveway only if placed in a bear proof structure approved by the DRC. Orientation of the opening does not directly face the main road. Such structure shall meet the setback requirements of 7(f). Enclosure designs and materials shall be consistent with the building design and materials. Trash containers shall be enclosed and inaccessible to animals.

### **14. Utilities**

All utility service lines must be routed to create the least amount of impact to the site. Any removal of trees for utility installation will require specific approval from the DRC. All areas disturbed during utility construction must be brought back to its original condition through proper grading, re-vegetation, and tree planting.

The DRC requires that no antenna higher than ten feet above the highest point of the dwelling may be installed. Satellite dishes of one meter or less should be located so as to be unobtrusive to our neighbors or roadway as practicable. No satellite dishes or antennae are allowed on setbacks or rights of way. No satellite dishes of greater than one meter may be installed.

### **15. Temporary Structures**

No temporary house, tent, lean-to, trailer, garage, or building shall be placed on any lot. The DRC may approve a temporary structure only for storage of materials during construction of the permanent dwelling. No temporary structure may be used as a dwelling place.

### **16. Fences**

All new fences are subject to DRC approval. Fences shall be permitted subject to the following standards:

- a) The only fences permitted are for secured areas that are completely surrounded by the fence, such as corrals, dog runs, play areas, and gardens.
- b) The fenced area may be no more than 20% of the total lot area (square footage of the lot defined per San Miguel County Assessor). The DRC hereby defines a “perimeter fence”

and “lot line fence” for purposes of interpreting the declaration as being a fence that encloses more than 20% of the lot area.

- c) No fence may be constructed within thirty (30) feet the County road right-of-way, within platted easements, or within twenty (20) feet of the lot line.
- d) For fence design, the following are prohibited: plastic, wire or chain link, cyclone, fabric, picket, and material that is reflective in nature.
- e) The maximum fence height is six (6) feet.
- f) There may be no metal farm gates.
- g) Solid fences and fences that otherwise visually obscure the property (privacy fences) are not permitted.

The applicant must provide the DRC a site plan showing approximate dimensions and location of the fencing, and distances from the lot boundaries, the County road right-of-way, platted easements, and lot setbacks. If the applicant requests that trees be removed in connection with the fenced area, then the applicant must comply with those provisions of these guidelines that address tree removal.

Owners may not improve, repair or replace existing fences that fail to comply with the above standards.

### **17. Road Damage**

Each lot owner is liable for payment to the Ski Ranches for costs of repairing damage to Ski Ranches roads caused or made worse by a) construction activities on that owner’s property, b) utility cuts in roads, and c) washouts and run-off damage caused by failure to install and maintain culverts properly and in a timely manner.

Road cuts made, at the request of a homeowner, in asphalt surfaces under the jurisdiction of the Telluride Ski Ranches Association require prior approval of the DRC.

### **18. Modifications of Original Plans**

Pursuant to Section 6.5(g) of the Declaration, any and all modifications to the approved plans, must be reported to the DRC Administrator for review .

### **19. Landscaping Considerations**

- a) Homes within the Ski Ranches should fit within the natural

landscape and should appear as a complimentary accent within a natural mountain and high meadow landscape.

Overall landscaping design shall be developed so that new vegetation integrates with the natural mountain landscape and the inherent form, line, color, and texture of the local plant communities. Landscaping and re-vegetation must use grasses, plants and trees listed on the Mountain Village approved planting materials list. Upon completion of any home within the Ski Ranches, the DRC reserves the right to require additional landscaping if, upon review of the completed site, the DRC determines that additional landscaping is necessary to ensure the natural integrity of the area.

- b) Seeding is required in disturbed areas such as on the perimeter of the building site and at utility and road cuts, where it is important to blend with natural vegetation.

Road, driveway, utility cuts and other disturbed areas must be re-vegetated prior to return of performance bond to avoid unsightly scars on the landscape. The DRC will require a vegetation plan at final plan approval. These plans should explain in detail the type and measures to be used to permanently stabilize and re-vegetate disturbed areas.

- c) Meters, transformers, and other utility boxes must be included in the landscape plan with enclosures, plantings, or other screening to conceal them from the street or neighbors view.

## **20. Exterior Lighting**

The basic guideline for exterior lighting is to keep it subdued and understated. Exterior lighting shall not be obtrusive to neighboring properties or roadways. "Moonlighting" or floodlighting within the existing trees or landscaping will not be permitted except at the entrances to the community at the Fox Farm and Vance Creek entrances. Seasonal lighting must also not detrimentally affect adjacent neighbors.

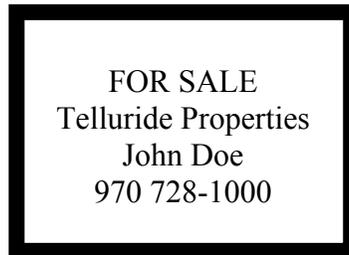
## **21. Graphics and Signage**

Pursuant to Section 5.15 of the Declaration, only the following signs are permitted: For Sale/For Lease signs, Construction signs, Address Signs, Open House and Political signs. Signs are subject to the following standards:

- a) **For Sale/For Lease Signs.** For Sale and For Lease signs must be in a form and design set forth in the DRC's Sign Regulations, and approved by the DRC.
  - 1. Signs may not exceed eighteen by twenty-four inches (18" x 24").

2. Sign to be constructed of one solid piece of wood, 1-1/2" thick.
3. Profile, form and construction to conform to the reverse of Ski Ranches street signs as follows.
4. Dark-brown border around the edges.
5. Total of up to four lines of dark-brown block print letters stating the following:
  - Line 1: "For Sale" or "For Lease"
  - Line 2: Name of Realtor Company
  - Line 3: Name of contact person
  - Line 4: Telephone Number

EXAMPLE



6. Background of light cream textured finish
  7. Sign to be secured by a single, dark-brown, 4" by 4", cedar or redwood post. Posts may be placed in the ground or "free standing" with legs.
  8. Total height of the sign to be no more than four feet above ground level.
  9. Signs not kept in good condition are subject to removal.
  10. Insertion of the salesperson's name can be made below the company name and above the phone number with a rectangular cut-out on the sign for placing a rectangular wooden nameplate. The nameplate, to be fastened with two screws or bolts, and must conform to the rest of the sign including color, print, etc.
- b) **Construction Signs.** One construction sign per building site shall be permitted. This sign will be allowed on projects that have received Final Plan approval from the DRC and have commenced construction. If construction is abandoned, the sign must be removed. Construction signs must be removed within fifteen (15) days of issuance of a temporary or final Certificate of Occupancy. Construction signs may not exceed eighteen inches by twenty four inches (18" x 24"). The sign design and location is subject to DRC approval.
- c) **Address signs.** Address signs are limited to the address and owners' names only. The informational portion of an address sign may be no larger than six by eighteen inches (6" x 18"). The road address is to match the road cut. Application to San Miguel County for the driveway permit should specify which road is chosen for the driveway cut if there is an option.
- d) **Open House Signs.** Open House signs will be allowed only during times when an agent is present for the open house but no more than two days a week per property. No Open House signs will be allowed outside the agent-present hours of the open house. Open House signs must be in a form that is professionally made to local real estate industry standards.

- e) **Political signs.** Political signs may be displayed on private property 45 days before and 7 days after an election.

No private or commercial signs or advertising devices of any nature shall be placed within the Ski Ranches easements, County Road rights-of-way, entrances, roads, or parks.

## **22. Construction Requirements**

- a) Construction fencing is to be situated to protect neighboring property, easements and living trees from construction debris and damage.
- b) Completion of construction cleanup is required within six (6) months of receipt of Certificate of Occupancy and completion of the project. Any extension of this must be submitted in writing, stating cause of such an extension, and receive approval by the DRC.
- c) Owner/contractor must provide a bear proof trash dumpster or guarantee removal of all boxes and construction debris from the site by all contractors/suppliers. Trash/debris may not be piled up for future disposal. Nor shall any food or other “bear attractants” be placed in a non-bear proof container or anywhere else on the property.
- d) Staging area is limited to the area as submitted on the staging plan.
- e) Easements shall be free and clear of construction materials and debris.
- f) There will be absolutely no burning of construction debris, including stumps, trash, etc. Logs resulting from felled trees may either be stacked neatly on the site or removed
- g) Construction hours should be respectful of neighbors. Work is not to begin before 7 a.m. or continue past 6 p.m. on Monday through Friday. On Saturday, construction must not begin before 9 a.m. and must end by 4 p.m. There is to be no major construction work on Sunday, including the use of heavy equipment of any kind.
- h) Contractors must clean up all construction mud, debris, clumps and rocks on paved Ski Ranch roads within 48 hours.
- i) No amplified sound systems shall be played on a construction site that can be heard beyond the lot boundary so as to disturb neighbors.
- j) No contractor or other worker shall be permitted to bring dogs into the Ski Ranches Subdivision.

