

## EXHIBIT C

### CONSTRUCTION GUIDELINES

#### SAHHALI SOUTH HOMEOWNERS ASSOCIATION

Contractors and subcontractors working at Sahhali South are expected to maintain the highest level of professionalism when working in the community. Whether building a new home or working on a home for an owner, or in any of the common areas for the Association, the community expects contractors and subcontractors to abide by the following rules:

- 1) **CLEAN WORKSITE.** Contractors and subcontractors must maintain a clean worksite at all times. Sahhali's coastal winds blow construction and personal trash across the community if garbage, materials, and supplies are not properly monitored and contained. Contractors and subcontractors are expected to keep one or more trash dumpsters with heavy latching lids on site and are expected to conduct a DAILY cleanup of the building site. Dumpsters are not allowed on the paved roads but must be kept behind the curb or edge of pavement on the property under construction.
- 2) **TEMPORARY LIVING.** Staying overnight at the construction site is not allowed. Living in RV's, trailers, campers, storage containers, tents and any other form of habitation during construction is strictly prohibited. Habitation of a home is not allowed prior to the home receiving an occupancy permit from Tillamook County.
- 3) **CONSTRUCTION HOURS.** Construction work is limited – whether indoors or outdoors – to the hours of 7:00am to 7:00pm.
- 4) **SPEED LIMIT.** The speed limit throughout the community is 20mph.
- 5) **PETS.** Only owners' pets are allowed on site.
- 6) **NOISE.** Music, non-musical media, radio programs, or any sounds played from cars, radios, or any other device on site are to be kept at a low volume. A low volume means the sound cannot be heard from more than 25 feet away.
- 7) **DUMPING.** No dumping of ANY material at ANY time. All concrete, sand, fill dirt, wood, rock, brick and all other "left over" building materials are to be hauled away at the conclusion of the project, or at the conclusion of the subcontractor's portion of the project. Dumping and cleanout of concrete mixers anywhere on site or in the street is strictly prohibited. If the Association must perform any cleanup of this nature, the full expense, plus 15%, will be taken from the damage deposit collected from the owner prior to construction.

- 8) **CLEAN STREETS AND DRAINS.** Contractors or owners are expected to clean up any dirt or debris that gets tracked or deposited into the streets or drains during construction. This is to be done on an as needed basis.
  
- 9) **PORTA-POTTIES.** All portable toilet facilities must be securely anchored to prevent movement/displacement by the wind. They must be emptied when needed.
  
- 10) **WORKSITE ACCESS.** Access to the worksite is restricted to the lot's street frontage or other legal easements. Access to the worksite through other people's property is prohibited unless properly authorized in advance.
  
- 11) **DAMAGE REPAIR.** If any damage occurs to roads, curbs, signs, driveways, landscaping, septic system components, or any other structures, and the contractor or subcontractor fails to pay for repairs, the expense, plus 15%, will be taken from the damage deposit collected from the owner prior to construction.

The Architectural Review Board, the Board of Directors, as well as other owners in the community will monitor compliance with these regulations. All violations will be reported to the Board of Directors and owners and/or contractors will be notified if there is a violation and expected to correct infractions immediately. Failure to correct a violation can result in a fine of \$100 per day. Further violations of the same rule or flagrant violations of these regulations will be fined at \$300 per day. All fines will be taken from the refundable damage deposit collected from the owner prior to beginning construction. In the event the refundable damage deposit doesn't cover the total charge, owners will be charged directly for the remaining amount.

If the Association is obliged to arrange for cleanup or repairs, the owner will be charged for the actual costs plus 15%.

I have read and understand the Construction Guidelines.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_