

PROJECT CONSTRUCTION CONDITIONS

The property for which you have sought a permit is subject to recorded covenants, conditions and restrictions (CC&Rs). Under the CC&Rs, the Oakmont Village Association (OVA), a California corporation is charged with enforcement, and the Architectural Committee (AC) of the OVA is charged with reviewing and approving plans, inspecting the work as it is ongoing, and approving the completed work of improvement. In order to carry out these responsibilities, the OVA and the AC have adopted the following Project Construction Conditions which apply to all works of improvement in Oakmont:

1. The owner/contractor shall at all times comply with the CC&Rs and the Oakmont Architectural Guidelines and Standards during the construction period. Requirements include, but are not limited to:

Work Hours:	Contractors, landscapers, gardeners may not start before 8:00AM and all work including cleanup must be completed by 5:00PM, Monday through Saturday. No work is permitted on Sundays or federal holidays.
Noise:	Efforts shall be made to minimize construction noise, including nuisance noises from devices such as “boom boxes”. Workers may not bring their pets on to Oakmont property.
Vehicles:	All vehicles must be parked on paved driveways or streets. Overnight contractor vehicle parking is not allowed.
Rubbish/Materials:	Work site (and sidewalk/street) must be cleared of rubbish and/or building materials each evening.
Signs:	No advertising signs are allowed on the property.
Temporary Structures:	None allowed overnight without specific advance written approval of the Architectural Committee.
Trash dumpsters:	Should be placed on the property, preferably in the driveway. Cones and/or reflective tape necessary if must be placed in the street.
Dust/Odor:	Site shall be maintained so as to preclude dust or odors to neighbor properties.

Portable Toilets: These must be placed on the property and out of sight to the extent possible.

Common Areas: Construction workers may not use Oakmont's common areas during their work day other than to access the property on which they are to work.

2. If there are any violations of the conditions applicable to the construction site, the OVA, its agents or subcontractors, are permitted to go onto the site and correct such deficiencies. In any such instance, the Owner/contractor will be notified 72 hours in advance of any such entry in order to give the Owner/contractor an opportunity to correct any non-emergency violation. In any instance which poses an imminent threat to the quiet enjoyment or well being of adjoining owners, the OVA, its agents or subcontractors may immediately enter upon the site to correct the problem, and the Owner/contractor shall be notified of such entry and corrective measures promptly after the action taken.

3. The undersigned Owner/contractor understands that it is his/her/its responsibility to assure that all work is performed appropriately and to undertake all corrective actions to assure such performance. Should site conditions not be maintained appropriately during the course of construction, the undersigned Owner/contractor authorizes the OVA to correct violations and further agrees to reimburse the OVA for any direct costs incurred. Owner/contractor further agrees to defend, indemnify and hold harmless the OVA, its agents, employees and subcontractors from any liability, loss, cost or damage, including attorney's fees and costs of defense (whether the underlying claim or legal action is meritorious or not) and asserted for any reasons (including delays) in connection with or resulting from the OVA's enforcement of the applicable conditions to this permit.

IT IS SO AGREED:

DATED: _____

Owner/Contractor

DATED: _____

Owner/Contractor