



The Springs at Mariana Home Owners Association, Inc.

Design Review Committee

PROPERTY AESTHETICS



Property values are enhanced when our neighborhood is kept clean and inviting. All Lot Owners and Builders within *The Springs at Mariana* have a responsibility to each other to conduct their construction and landscaping activities in a way that maintains the cleanliness and aesthetics of the neighborhood. The \$150 Cleanup Fee collected during plan review is used to pay for general trash cleanup, maintenance of storm drainage sediment filters, and street sweeping that cannot be attributed to a specific Builder or Lot Owner. We can all help keep this a great community by holding each other accountable to the following requirements:

1. Keep each site neat and orderly. Building materials are to be stored in a secure location. The street is NOT a permissible location for temporary storage of landscaping materials or construction products. City regulations require weeds be cut as needed to maintain a height less than 8". Recycling of unused timber materials demonstrates good stewardship and is strongly encouraged.
2. Each Lot should have its own temporary power source and portable toilet during home construction unless several Owners or Builders have agreed to share the cost and maintenance responsibilities for these facilities.
3. Each Builder is required to maintain an individual dumpster on each Lot during construction to contain construction waste and prevent transport of construction waste by the wind. **Trash containers must have solid sides and be covered with a lid, tarp, or net.** All wind-blown trash from the Builder's lot must be retrieved and properly disposed of by the Builder within 48 hours of receipt of written notification from the DRC. If the wind-blown trash is not collected within the specified time limit, the cleanup will be completed by the DRC and the cost of such cleanup shall be billed to the Builder and/or Owner at the rate of \$50/hour. No one likes to pick up after others.
4. No concrete trucks are permitted to wash out offsite of the lot to which they delivered concrete.
5. No construction activity shall commence before 7am or after 7pm on weekdays and Saturdays, or before 9am or after 5pm on Sundays.
6. Construction vehicles should not be parked in front of completed homes not owned by the Builder.
7. Motor vehicles shall be parked on paved or gravel surfaces at all times. Completion of concrete driveway slabs or temporary gravel parking pads early in the construction process is encouraged so that clean parking areas are available throughout the construction process. Delivery of materials landscaping activities shall be scheduled and performed in such a manner as to eliminate tracking of dirt and/or mud onto the sidewalks and paved roadways. Should the

tracking of dirt or mud occur, the Builder and/or Owner are responsible for the clean up of such dirt or mud within forty-eight (48) hours of receipt of written notification from the DRC or Property Manager. If the dirt or mud is not cleaned up within the specified time limit, the cleanup may be completed by the DRC and the cost of such cleanup shall be billed to the Builder and/or Owner at the rate of \$100/hour.

8. Adjoining vacant lot(s) may NOT be used for the temporary storage of excavated soil or building materials unless the Builder first obtains permission from the Lot Owner. The adjoining vacant lot shall be kept clean and any disturbance to the contour or vegetation shall be promptly restored upon completion of the construction.
9. Installation of landscaping should occur as soon as possible after completion of the home construction. Wind and water transport of dirt and mud is annoying to everyone. The beauty of *The Springs* literally blossoms when the landscaping receives special care and attention.
10. Our streets are safer when the driver's view of sidewalks and curbs is not blocked by cars parked on the street. Please leave the curbside parking for guests and visitors and park our personal vehicles in our driveways/garages as agreed to in Section 16.01(w) of the covenants.

Thank you for your help and cooperation in keeping *The Springs at Mariana* a clean & pleasant neighborhood that people are eager to be a part of!