



Notice to Owners and Contractors

Purpose. Protection of the safety, tranquility and appearance of the Quail community is the right of all Quail owners as expressed in its Declaration of Protective Restrictions [CC&Rs] and administered by the Homeowners at Quail, Inc. It is recognized that construction activities tend to compromise these conditions, especially with regard to neighboring properties. The restrictions stated below are intended to limit or minimize negative effects on Quail residents. It is the responsibility of Owners to ensure that Contractors working on their properties are made aware of and adhere to the following restrictions:

Approval. Plans and specifications for all construction and landscape projects shall be submitted to the Architectural Committee and approved in writing prior to commencement of any work thereon.

Work hours. *Work by contractors and service crews shall be conducted between the hours of 7:00 am and 6:00 pm on weekdays and Saturdays, public holidays excluded. Operation of noise producing equipment and activities shall begin no earlier than 8:00 am. [R&G 6, G.]*

Noise. *Contractors are cautioned to respect the peace and privacy of neighboring properties by keeping noisy activities, to a minimum. Outdoor music, loud conversation and noisy operations and equipment shall be controlled so as not to be an annoyance. [R&G 6, H.]*

Nuisances. *No noxious or offensive activity shall be carried on upon any lot, including, e.g., activities producing odors, dust, smoke, fumes or liquids. [CC&Rs, III, 4.]*

Refuse & Materials. *No rubbish or debris shall be placed or permitted to accumulate upon any lot, but shall be placed in appropriate containers or dumpsters. Materials and equipment will be stored neatly, out of sight from public areas. Construction sites shall be left in a neat and clean condition during all non-working hours. [CC&Rs, III, 5.]*

Vehicles – Contractors shall coordinate their parking and deliveries to protect safe and convenient access to public streets and driveways. Placement of vehicles, dumpsters and equipment shall preserve adequate sight lines and clearances for two way traffic. No double parking is permitted. Dumpsters and trailers remaining at construction sites after working hours shall be located on the property.

Temporary Structures, including portable toilets, trailers and storage enclosures *incidental to construction may be placed, erected, maintained and used* subject to Architectural Committee approval. Placement shall minimize their presence from public view. [CC&Rs, III, 12.]

Trees. *No trees shall be cut down or significantly altered by cutting or pruning without prior written consent of the Architectural Committee. [CC&Rs III, 16.]*

Signs. *No signs or other advertising device of any kind shall be permitted upon any part of the property without written permission of the Architectural Committee. [CC&Rs III, 6.]*

Property Damage on or off-site, including dwellings, walks, curbs, driveways and landscaping shall be promptly repaired and is the responsibility of the property Owner and the Owner's agents or contractors.

Note: A copy of this notice shall be posted in a conspicuous location for the duration of construction.