



Villa Caballeros Homeowners Association Construction Guidelines

Villa Caballeros is a privately owned community. Access is restricted and permission for contractors to engage in work anywhere on the property is subject to adherence to the guidelines and rules.

Owners must have submitted an Architectural Variance Change Request Form (AVR) for Board of Directors approval prior to beginning work. The forms can be found on the community website. The timeline for minor or major renovations is six months with extension given if requested in writing to Property Management, outline reasons for extensions. Owners who submit an AVR form must provide a \$500 deposit as a potential cleaning fee that will be returned upon completion of work if no violations are documented. The checks are to be made out to the Association and submitted to Property Management.

Association members who have an approved AVR must provide this document to vendors providing construction services. Association members are required to provide the Contractor License Number and Certificate of Liability Insurance to the Association prior to onset of Construction.

Commercial & Construction Vehicle Access and Use

1. The community speed limit of 10 MPH within the complex applies and it must be observed at all times.
2. Construction vehicles are not permitted in the community on Sunday (other than for emergencies).
3. Commercial vehicles are restricted to the hours of 07:00 AM to 07:00 PM.
4. Contractor maintenance vehicles must be marked with the company name and/or on an interior location of the vehicle that can be clearly visible through the vehicle front window.

Parking

1. Parking and equipment storage is prohibited in entrance driveways.
2. Vehicles may use driveways for unloading and loading only.
3. Vehicles may load / unload in parking stall main garage for 10 minutes. After unloading, the contractor vehicle must be moved to guest parking. Failure to adhere to this policy shall result in vehicle being towed at the contractor's expense.

Debris Removal from Work Area

1. Contractors shall maintain all work areas in clean and safe condition. The contractor shall remove from the complex all visible debris produced by the performance of the contractor. Contractors shall clean and restore, with suitable equipment, all walkways, driveways and paved areas immediately after working in such areas and at such time as may be reasonably request by the Association.
2. Dirt, dust and debris tracking on walkways to/from the parking lot is the responsibility of the contractor to remove daily.



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3. Contractors are prohibited from using the Association trash and recycling dumpsters for construction, packaging or material waste. If construction debris is discovered in the community waste, the member will immediately lose their \$500 deposit and can be fined for each additional infraction.

Contractor Employee and Work Comfort Facilities

1. The Association may require removal from the complex any employee and or the Contractor whose employment on the job is contrary to the best interest of the Association.
2. Radio playing or other excessive noise is not allowed on the property. No noise generation such as blowers, jackhammers, electric saws or noise-generating power tools shall be used before 08:00 AM and after 05:00 PM.

Miscellaneous

1. Damage during the course of work to any property of the Association or its members, or to other improvements of the property, resulting from activities of the Contractors shall promptly be remedied, repaired or fully reimbursed for the cost to restore such property to the prior condition.
2. Work of a non-emergency nature is not permitted on Saturday, Sunday or legal holidays.