

**THUNDER MOUNTAIN RANCH
PROPERTY OWNERS ASSOCIATION**

**CONSTRUCTION REGULATIONS
TO BE POSTED ON JOBSITE**

- Daily Construction Hours:
Monday – Saturday 6 a.m. to 7 p.m. May 1 to September 30
Monday – Saturday 7 a.m. to 5 p.m. October 1 to April 30
No construction or material deliveries on Sunday and observed major holidays.
- All material deliveries on site must be scheduled after 7:00 a.m.
- The building construction site must be properly fenced with a construction fence and must be properly maintained at all times during construction. Any damaged vegetation outside the fencing is subject to fines. (See Sedona Building Code)
- Contractors are not allowed to use/disturb common area or adjacent properties for access or storage.
- Construction site, including the Thunder Mountain Ranch streets, shall be kept clean and neat at all times. Construction access driveway must be built with an approved gravel material to eliminate tracked mud, dropped, sifted or otherwise deposited material on Thunder Mountain Ranch streets or private streets and driveways.
- Culvert must be installed prior to temporary driveway construction and home construction so as to allow drainage flow under driveway if necessary.
- Builder is required to have a 10 lb. ABC rated fire extinguisher on the job site at all times. Careless disposition of cigarettes, contaminated and/or any other flammable material is subject to fines.
- No dogs, firearms, alcohol or drugs are allowed on jobsite at any time.
- No audio equipment or boom boxes that can be heard by adjacent neighbors shall be allowed.
- Daily cleanup of the jobsite is required. All trash and waste materials must be deposited in the dumpster or waste container daily and disposed of properly and timely.
- Until APS power is established, gas operated generator must be the quiet type or be sufficiently shielded so the noise does not adversely impact the neighboring homes.