

## Stagecoach Meadows - New Construction Check List April 2012

\_\_\_ **Cutting down trees to put in a driveway that has not been approved by the Design Review Committee.** This has been done twice. Once, it resulted in the removal of the driveway and culvert, and the planting of beautiful (and expensive) trees to replace the ones that were cut. In the other instance, a landscape plan requiring substantial re-vegetation including numerous large trees will be required.

\_\_\_ **Interfering with the irrigation ditch.** Water law in Colorado is very strange. We're not water lawyers, so we won't get too detailed about rights, obligations and ownership. Let's just say that the irrigation ditch running through part of the subdivision must not be impacted in any way. We've had contractors do work near the ditch without properly repairing the damage to the ditch. The result was basement flooding and much litigation. If the ditch is anywhere near your property, please respect it. Don't damage it in any way. Pick up any construction litter, branches or other material that is in the ditch. **Do not take water from the ditch.** Don't do any excavation or construction near the ditch. Never do anything that will impede or reduce the flow of water in the ditch to downstream owners of that water.

\_\_\_ **Not using a dumpster at your construction site.** Don't allow your contractor to use your entire lot as a substitute for the county dump. Demand that your contractor use a dumpster. We had a contractor who felt that throwing garbage out the front door of a house and having the wind blow it onto the next lot was proper disposal. We've had another use our logger's dumpster.

\_\_\_ **Tree cutting.** Many contractors think a chainsaw is a fun toy and should be used on large areas of your lot to remove trees. This is a wooded subdivision, and tree cutting is limited by the covenants. Tree cutting must be approved by the DRC. If you are cutting trees that have been approved for removal, don't stack them like "pick-up sticks" and expect our logger to clean up the mess.

\_\_\_ **Driving in the meadows, common areas and your neighbor's lots with construction trucks and equipment.** It's amazing to see the lack of respect for the land that most contractors seem to show. Equipment has been seen driving through common areas to use a driveway on the next lot! NO motorized devices (including snowmobiles and ATVs) are ever allowed in the common areas. Encourage your contractors to stay within a controlled area on your lot, to avoid destruction of the fragile natural ground cover.

\_\_\_ **Road destruction.** Excavation equipment with metal tracks, BobCats and heavy trucks damage our roads. The subdivision roads are private. We own them, maintain them and repair them with our money. If your contractor damages a road, you are responsible for the repair. Your \$2,000 deposit is not the limit of your liability.

\_\_\_ **Burning / Cigarette Smoking.** Trash burning is **not** allowed. Although this might be impossible to control, please ask your contractor know that smoking on the job is not allowed due to the fire danger.

**Acknowledged:** \_\_\_\_\_ **Dated:** \_\_\_\_\_