

# NEW CONSTRUCTION COMPLIANCE NOTIFICATIONS

## of the Rocky Bluffs Property Owners' Association

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

**Rocky Bluffs Property Owners' Association**  
**Governing Documents Compliance Notifications for New Construction**

Thank you for choosing to build in Rocky Bluffs. The Rocky Bluffs Property Owners' Association Governing Board welcomes new construction and the future neighbors that new home construction will bring. All property owners in Rocky Bluffs have accepted the requirements outlined in the Rocky Bluffs Covenants, Conditions and Restrictions (CC & Rs) and the Architectural and Landscape Guidelines. As a contractor, you will be given copies of these governing documents with this new construction compliance notification. All Rocky Bluffs documents are posted for public access at <http://rockybluffs.com/rockybluffs.com/Links.html>.

This document summarized specific compliance sections of the Rocky Bluffs governing documents that are relevant to new home construction.

Access to the Development: No construction work may start before 7:00 am or continue after sunset. All deliveries, loading, unloading and hauling are to take place between the hours of operation (7:00 am to 4:30 pm). The Rocky Bluffs entrance gate may only be placed in the locked open position for one (1) hour at a time. At no time should the exit gate be locked in the open position to accommodate construction. This gate is only locked open in the event of high winds and power outage.

Parking: Construction crews shall not park or otherwise use other lots or any open space. Private and construction vehicles and machinery shall be parked only on the work area and shall not inhibit traffic.

Dust and Noise Abatement: All builders are responsible for controlling dust and noise during construction. City of Chico Municipal Code will govern noise abatement.

Construction Site: All litter/trash must be controlled, removed regularly and properly disposed. Contractors are responsible for daily clean up of trash, debris, rock, mud, and the like that is dropped or tracked onto streets. There will be no dumping, burying or burning of trash.

Landscaping Compliance: Front landscaping is to be completed prior to home occupancy. Landscaping shall be installed from survey pin to survey pin adjacent to the street. A compliance deposit of \$5,000.00 shall be collected upon Architectural Compliance Committee approval of the building, landscaping and drainage plans. This fee will be refunded in full upon final completion of construction in accordance to the approved plans.

I have read and agree to the requirements for new construction as provided in Rocky Bluffs CC & Rs and Architectural and Landscape Guidelines.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(lot number)

\_\_\_\_\_  
(date)

Landscape Compliance Fee collected by: \_\_\_\_\_  
(ACC representative)

\_\_\_\_\_  
(date)