

EXHIBIT B

ITEMS TO BE COMPLETED DURING CONSTRUCTION:

Preconstruction Rules and Regulations 4/09

Date _____ Lot # _____

1. Comments from Design Review Process shall be reviewed at Preconstruction Meeting.
2. Site Access Plan shall be reviewed at Preconstruction Meeting.
3. Blasting Guidelines which follow this document shall be reviewed at Preconstruction Meeting.
4. Materials and equipment staging plans shall be reviewed at Preconstruction Meeting.
5. Copy of the building permit shall be provided at Preconstruction Meeting.
6. Limits of Disturbance (LOD) Fencing is to be sent and shall be reviewed at Preconstruction Meeting prior to any construction activity.
7. Builder Information / Requirements:

Builder's Liability Insurance Requirements:

- a) Insurance Policy Certificate is to be submitted to the Design Review Committee
- b) Requirement not less than \$1,000,000.00.
- c) This insurance shall not be canceled, limited in scope of coverage, or non-renewed until thirty days written notice has been given to the Deer Crest Master Association.
- d) This insurance policy, which names the "Deer Crest Master Association," as additional insured is primary, and any insurance maintained by such additional insured shall be non-contributing.
- e) Coverage Dates From _____

General Contractor: Name _____

Phone # _____

Fax # _____ Cell # _____

Contractor's License # _____

Insurance Carriers:

1. Builder's Risk & Liability _____
2. Workers' Compensation _____

Project Superintendent _____
Cell Phone # _____
Job Phone # _____
Job Fax # _____

8. Builder Rules and Regulations:

- (1) Builder shall satisfy all requirements of the Wasatch or Summit County Municipal Codes and those requirements of any applicable governmental and private agencies for the hook-up of water, sewer, power, gas, telephone and any temporary use of such services.
- (2) Portable chemical toilet facilities must be in place at the time construction work is commenced and placed within the limits of disturbance. They cannot be stored on the roadway shoulders. They should be secured due to high winds. These facilities will be emptied regularly and serviced at no less than twice weekly intervals. Such facilities must be removed when construction is completed or construction is halted for more than 30 days. If deemed necessary, HOA Management may require additional services.
- (3) During the performance of work, construction dumpsters or trash containers **will be covered at all times**. There will be no storage of these facilities in roadways or shoulders at any time unless DCMA approved. At all times, the lot contractor will keep the work site clean and free of debris, no stockpiling of debris outside of one of these facilities. These facilities will be emptied regularly and serviced at no less than twice weekly intervals. Such facilities must be removed when construction is completed, or construction is halted for more than 30 days. If deemed necessary, HOA Management may require additional services. At any time, HOA Management may require reasonable expanded site cleanup to include roadways, open space, ski runs and trails adjacent to the lot.
- (4) The removal, replacement or adding of guardrail for the driveway access must be in strict compliance with Wasatch or Summit County and the responsibility of the lot builder.
- (5) At no time will storage of any kind be allowed on roadways or shoulders. All building materials and equipment will be stored within the limits of disturbance unless DCMA approved. If approved to store/stage materials on shoulders by the HOA, the contractor will be required to mark and identify limits to avoid damage to snow removal. If damage occurs, even after approval, the damages will be the responsibility of the General Contractor.
- (6) No construction work may start before 7:00 a.m. or continue after 7:00 p.m. No construction work is to be conducted on Sundays or the following holidays: New

Years Eve, New Years Day, Presidents Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Eve or Christmas Day. Interior finish work will be allowed after hours and only with written approval by HOA Management.

- (7) Concrete trucks will not be allowed to wash out in roadways and shoulders. The lot builder will be responsible to provide a wash site for the trucks within the limits of disturbance, at no time allowing the material to leave the limits of disturbance.
- (8) All deliveries will conform to the above construction hours. All loading, unloading and hauling on roadways will conform to required Wasatch and Summit County Municipal Codes. These codes will be strictly adhered to and monitored by the lot site superintendent. If any staging takes one-third of the road, you will be required to post signage and flaggers during this process. At no time shall less than one full lane be available to traffic, and such traffic shall have priority. If at any time the road is temporarily blocked, the driver must remain in the vehicle.
- (9) All noise abatement laws of Wasatch County, Summit County or HOA Management will be adhered to during construction.
- (10) Construction site vehicles, equipment and employee vehicles will park within the designated parking only, which has been provided at the preconstruction meeting. No overnight parking at any time. Violators will be towed at Owner's expense.
- (11) No dogs or any other pets are permitted onsite.
- (12) At no time will hunting or firearms be allowed in Deer Crest Development.
- (13) The construction site will be fenced and maintained in conformance with Wasatch and Summit County Municipal Codes, so as not to impact the adjacent areas. The placement of seasonal ski fence adjacent to Ski Runs and Trails will be required and governed by HOA Management.
- (14) Ski Trails are normally closed to all construction access and activity. Access may be obtained only with written approval by HOA Management. During the months of Nov. 1st thru June 1st, there will be no access for construction or adjacent excavation that would affect the ski trail due to the ski season.
- (15) Snow removal and storage will only be allowed within the limits of disturbance. At no time will the builder be allowed to remove or place snow on roadways and shoulders or adjacent lots or open space without specific permission from the HOA Management.

- (16) At any time, HOA Management may require reasonable expanded site cleanup to include roadways, open space, ski runs and trails adjacent to the lot.
- (17) ALL ROADWAY REGULATIONS ARE STRICTLY ENFORCED AS POSTED.
- (18) All construction traffic will access Deer Crest through the East gate (US 40) at all times; at no time will access through the West gate (Park City) be allowed.
- (19) All construction signage will conform first to the Design Review Committee and then Wasatch and/or Summit County before installation. Any signage not conforming to these regulations will be required to be removed.
- (20) No construction is allowed to park on any road pavement during working hours. All construction parking will be along road shoulders in designated areas that were approved at the "Preconstruction" meeting with the General Contractor. Unless longer working hours have been approved by the Deer Crest Management (Don Taylor, Mark Allen or Doug MacIsaac), any construction parking after 7:00 p.m. will be towed. **No parking at any time can interfere with snow removal during the months of November 1st to May 1st or vehicles will be towed.**
- (21) At no time will the removal or modification of the followings items be allowed: roadways, curbs, shoulders, guardrail, tunnels, bridges, welded wire walls, utilities and landscaping. The lot builder will pay for any damage to these items. See item # 4 for driveway access exception.
- (22) All construction traffic will access Deer Crest through the East Gate (Jordanelle) from US route 40 at all times; at no time will access through the West Gate (Queen Esther) be allowed for construction traffic. All contractors, subcontractors and laborers and their vehicles must be registered and be properly identified through the Queen Esther Gate House and abide by all access control rules and regulations.
- (23) Violations to the Deer Crest Home Builders Rules and Regulations will be subject to assessments through the CC&R's by HOA Management. The Owner's security deposit will be the first source of payment for any assessment. Non-compliance assessments items shall be as follows:
 - 1st Verbal notice, followed up with a written notice
 - 2nd Written notice with specific time frame to comply
 - 3rd Notice of failure to comply will be sent to Owner and builder resulting in DCA completing the work and assessing lot owner.

HOA Management reserves the right to control vehicle access to Deer Crest at all times, based upon the following:

1st time offense will result in a written warning.

2nd time offense will result in the loss of on-site parking privileges up to 2 months.

3rd time offense will result in the permanent loss of on-site parking and driving privileges.

ITEMS TO BE COMPLETED DURING CONSTRUCTION:

1. Surveyor's Certification:

- (a) Submit a Foundation Location Letter of Certification when the building foundations are complete.
- (b) Submit a Building Height Letter of Certification when the rough framing is complete.

Surveyor:

Name _____
Phone # _____

2. A final inspection will be conducted prior to occupancy to confirm that the work has been completed in compliance with the approved construction drawings. All information required within this document shall have been provided prior to proceeding with the project's final inspection.

I have reviewed and agree to the procedures and guidelines presented in this Construction Information Submittal. The information requested in this form will be provided upon request to the Design Review Committee when it is available.

Signature: _____

Print Name & Title: _____

Company: _____

Date: _____