

Site Enforcement & Compliance policy

Jasper Community Association

PURPOSE

The purpose of this policy is to establish requirements for property owners and their builders, contractors, and subcontractors to ensure construction activities comply with the Association's governing documents and do not interfere with streets, sidewalks, common areas, or neighboring properties.

OWNER RESPONSIBILITY

The property owner is responsible for ensuring compliance with the Association's governing documents, Design Guidelines, and this policy.

Owners are responsible for the actions of their builders, contractors, subcontractors, vendors, and other parties working on their property. The owner is responsible for communicating these requirements to all parties working on the property and ensuring violations are corrected.

Compliance notices and applicable fines will be issued to the property owner, regardless of which party caused the violation.

CONSTRUCTION SITE REQUIREMENTS

- No construction activity of any sort may commence until the project is reviewed and approved by the Jasper Community Association Architectural Review Committee.
- Construction hours for Jasper shall be start at 7am and continue through sunset or 7pm whichever comes first.
- Owners and their contractors must make every effort possible to stage construction materials, equipment, tools, dumpsters, and other construction-related items within the property's boundaries.
 - Owners and their contractors are not allowed to use/disturb adjacent neighboring property or Association common areas.
 - The streets and sidewalks in Jasper are the property of the Town of Prescott Valley and should not be used for storage of materials and equipment.
 - If special access to or storage on a lot is required, prior written permission from that lot owner must be on file with the ARC.
 - Any temporary placement of construction-related items outside the property boundaries requires prior written approval from the Association and must comply with applicable Town of Prescott Valley requirements.
 - A permit may be required by the Town of Prescott Valley to stage equipment on streets. The Town of Prescott Valley is responsible for enforcement of fines for improper use of the road or sidewalks for the purpose of construction.

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- No parking on sidewalks or landscaped areas of the neighborhoods. All construction crews shall park on same side of street in order to maintain adequate access to neighboring properties. Parking in a manner that blocks the street is prohibited. Contractors may not leave vehicles or construction trailers parked on the street overnight.
- Job sites shall be kept clean of scraps and debris. All construction crews are responsible for immediately cleaning up of any building materials or debris that spill on to any adjacent property or on to the street or sidewalk.
- Owners and their contractors shall work to keep materials from being carried by the wind, all dumpsters shall be covered and all materials secured against the wind while stored on site.
- Radios / Stereos shall not be played so loudly that they can be heard by adjacent neighbors.

ENFORCEMENT

The Association may conduct construction site compliance inspections and will provide a courtesy notice or call before issuing a formal violation notice.

If a violation is not corrected within 24-hours the Association may issue fines or take additional enforcement action in accordance with the Association's governing documents and this policy. Violations that create a safety concern, obstruct access, affect common areas, or impact neighboring properties may require immediate correction. The applicable fines will be assessed to the homeowner's account.

FINE SCHEDULE

Violation	Action
First Occurrence	Courtesy notice and opportunity to correct within 24 hours
Second Occurrence / failure to correct	Written notice and \$100.00 fine
Third Occurrence	Written notice and \$150.00 fine
Continued/repeat violations	\$ 150.00 per violation/day until corrected

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TOWN REQUIREMENTS

Owners and their contractors are responsible for complying with all applicable Town requirements. Association approval does not replace or supersede any required Town permit or approval. Town of Prescott Valley may also issue additional fines on a case-by-case basis.

GOVERNING DOCUMENTS

This policy supplements the Association's CC&Rs, Design Guidelines, Rules and Regulations, and other governing documents. In the event of a conflict, the governing documents and applicable law control.

POLICY REVIEW

This policy will be reviewed periodically by the Board of Directors and may be amended as necessary.

Board President:

Michelle R. Fry

Adopted by the Board of Directors on:

10-7-2026