

Mountain Ranch Property Owners Association

Rules and Regulations governing the use of the common areas, (i.e. greenways, park, etc)_by homeowners and/or their hired workers or contractors:

1 – Notification by the homeowner that private work is to be done in the common area is required. Any access to private property through the common areas by vehicles or other equipment requires notification to the MRPOA President of the Board as well as the MRPOA Landscape Supervisor.

2 – The proposed work should have a time line, and enough time before it begins for assessment of the common area to be impacted. The condition of the area prior to the work will be verified and, in the case of damage, returned to its pre-work condition within an agreed upon time.

3 – The contractor doing the work should have insurance to cover any damage to the common area. In the case of contractor default or other unrepaired damage, the homeowner is responsible for returning the area to its pre-work condition and will bear the cost of any restoration deemed necessary by the Landscape Supervisor.

4 – A description of the work is required, including the type of equipment to be used and methods of protecting the common areas, if necessary. A pre-work audit by the homeowner, contractor or workers, and the Landscape Supervisor is required to map out water lines, sprinklers or any other potential hazards impacted by the proposed work. Pre and post photos of the area will be taken. An assessment of the ground conditions will be made before work is begun.

	Date		Date
MRPOA Board President or		Homeowner	
MRPOA Landscape Supervisor			

Project Address: _____

Estimated Project Completion Date: _____