



WYNSTONE

Great Nature. Great Family. Great Living.



Development Construction Procedures
Wynstone Architectural Review Committee
PO Box 1217/North Sioux City, SD 57049
Phone: 605-232-0262



Construction Procedures and Requirements

1. Work Hours: Construction work shall not begin before 7:00 am nor continue after 8:30 pm, Monday through Saturday.
 - a. Special permission from Wynstone Architectural Review Committee (ARC) is necessary to perform any construction work on Sunday.
 - b. All attempts should be made to coordinate construction schedules that may cause disruption to adjoining residents with the Community Office.
2. Deliveries: No deliveries of equipment or material shall be made before 7:00 am or after 8:30 pm, Monday through Saturday.
 - a. Special permission from Wynstone ARC is necessary to move equipment or make deliveries on Sunday.
 - b. Operators of vehicles are prohibited from spilling any materials while within the Wynstone ARC or on the road approaching the development.
 - c. If spillage occurs, operators or their contractors are responsible for immediate clean up.
 - d. Contractors are required to contact all appropriate agencies governing these occurrences and report spills as soon as they occur.
 - e. Any cleanup done by the Wynstone will be and billed to the responsible party.
3. Sites: Construction sites are to be maintained in a clean and orderly fashion throughout the construction process.
 - a. Construction must be conducted so as not to be intrusive or offensive to adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust, other particle matter, toxic or noxious waste, odors, fire, explosive hazard, or glare.
 - b. Construction materials are to be neatly piled on site.
 - c. Debris, construction waste, and rubbish, generated by contractors, subcontractors and employees, are to be contained in Dumpsters, which must be provided at the building site and shall be emptied regularly to prevent over-filling.
 - d. Tall unsightly weeds are to be routinely cut back
 - e. Streets adjoining a construction site are to be frequently swept clean of dirt and construction trash.

- f. Any Debris left by a contractor on public streets shall be immediately cleaned up by the Contractor.
 - g. Adjacent Properties may not be used for the dumping of construction debris, dirt, trash, or other related items, any cleanup done by Wynstone will be billed to the responsible party.
 - h. Portable toilets must be provided by the General Contractor at all construction sites.
4. Traffic: All construction shall not interfere with the free passage of traffic through and around the construction site.
- a. Construction Traffic must be sensitive to the traffic patterns, speed limits, and needs of the community.
 - b. There shall be no washing of any truck or car on any street in the Wynstone Development.
5. Screening: Where particularly offensive construction activities occur adjacent to a developed property or otherwise sensitive land use, The Wynstone ARC may require the builder to erect a proper fence to screen the activity.
- a. The design of that fence must be approved by the ARC.
 - b. Adjacent Properties must also be protected from wind-blown dust and debris.
6. Erosion Control: The contractor is responsible for an Erosion and Sediment Control Plan to be established and implemented to control runoff and contain silt within disturbed areas of the construction site.
7. Noise: Loud radios or noise from construction activity will not be allowed within the additions. These activities are distracting and discomforting to property owners. Sound can travel long distances on windy days and across ponds.
- a. Normal radio levels are acceptable.
 - b. Do not mount speakers on vehicles or outside homes under construction.
8. Temporary Structures or signs: The installation and location of all temporary structures such as site trailers, job trailers, and leasing offices must be approved by the ARC.
- a. These structures must be promptly removed upon the completion of construction.
 - b. Building permit boxes shall not be attached to existing trees or other existing structures.

- c. Contractor or Subcontractor signs, temporary in nature are allowed, as long as they comply with regulations.
- 9. Protecting Vegetation. Trees and other vegetation that are to be saved according to the approved landscape plan must be flagged prior to construction.
 - a. If necessary, vegetation should be protected by barriers such as chain link fences or other suitable barriers, outside of the drip-line of the existing vegetation.
 - b. The Contractor shall not store equipment, store materials, or drive within the drip-line of existing vegetation.
- 10. Vacant Property: ALL vacant property shall be kept neat and cleared of debris, and shall be well and continuously maintained in a natural condition until construction ends on that property.
 - a. Trespassing and/or storage of construction material on vacant lots is not permitted.
 - b. Special permission from the Wynstone ARC and lot owner is required before Using or Storing material on Vacant Properties is permitted.
- 11. Use of Vacant Property: Use of vacant lots shall be permitted only with written permission of the owner of the property and approval by the Wynstone ARC. Any documents providing written permission must be submitted to Wynstone ARC before use of the Vacant Property will be permitted.
- 12. Damage to Structures and Utilities: Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, or walls must be repaired to their original condition by the party responsible for the damage.
 - a. Any damage must be reported to the Wynstone ARC within 30 minutes of damage, at the community office. 605-232-4376.
 - b. Any Damage to utility lines such as water, sewer, electricity, cable TV or telephone lines shall be reported to the Wynstone ARC and the appropriate Utility Company within 30 minutes.
 - c. Responsible parties are responsible for repairing any damage done within the Wynstone development and on the road approaching the development as soon as possible.
 - d. Repairs made by Wynstone ARC will be billed to the responsible party.

13. Open Burning: No open burning is allowed.
 - a. Special written permission must be given by the Wynstone ARC prior to starting burns.
 - b. All burns must be attended and special measures should be taken to control the burn and prevent unwanted spread to adjacent properties, structures, or vegetation.
14. All infractions of published Construction Procedures may be cause for a \$500.00 fine to the owner and/or builder for each infraction.
15. All infractions of published Construction Procedures may be cause for suspension of builder or builder's Subcontractor from the project.
16. Submittal of Design: All improvements, changes, or developments on any lot must be submitted via plan to the Wynstone ARC, and approved, prior to the beginning of any construction.

All Submittals must include the following or will be rejected for improper submittal and resubmittal will be required:

- a. Drawing, Plan, or Sketch depicting the property lines, building envelope, and proposed construction. The drawings must clearly represent each aspect of the intended construction in a manner that is acceptable to the Wynstone ARC, drawing does not have to be professionally drafted but clearly depicted. The drawing must be clearly noted, legible, and show all required parameters for the purpose of approval by the Wynstone ARC.
 - b. Wynstone ARC Application for Construction, must be fully completed with signature. Before construction, Wynstone ARC will return a copy marked approved with a signature of approval, or Wynstone ARC will reply with reasoning for disapproval.
 - c. Complete and sign Recognition of Construction Procedures portion of Application for Construction Form. All Residence and Contractors are required to complete and return the Recognition of Construction Procedures Form prior to the beginning of construction.
17. Types of Construction: Projects to be considered for Wynstone ARC include, but are **NOT** limited to the following.

Exterior Color Selections (if changed from existing), including

Roof Color

Siding Color

Trim Color

Front Door Color

Garage Door Color

Column Color

Stone Work Colors

Additions – Increase footprint of house or garage

Deck

Exterior Lighting

Fence

Landscape Additions or Changes to the layout of the landscape plan

Lot Grading

Outdoor Kitchens

Outbuildings

Patios – Concrete or block

Play equipment

Pool House

Pool

Retaining Wall

Shed

Irrigation Installation

Trees Planting – Outside Building Envelope

Submittal of Improvements are suggested if requirements are unclear