

Alvarado Estates, Construction, Remodeling, Landscaping Projects

Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, or re landscaping or even building new homes in our community. All of the investment into these projects will increase the value of our neighborhood and keep it looking good into the future.

However, it needs to remain very clear, that when any homeowner is planning a new project they need to first obtain approval from the Architectural Committee before work begins.

In addition, the Architectural Committee has received complaints regarding contractors and their employees or other types of tradesman for various issues that have caused us to specify the following requirements for the homeowners and their workers to adhere to:

- Hours of work are limited to 7:00am-7:00pm Monday – Saturday. (No Sundays or Holidays except Columbus Day and Washington's Birthday).
- Noise restrictions- construction noise is limited to 75 decibels 7:00am-7:00pm Monday-Saturday. (First 2 restrictions cite Section 21.04 of the San Diego Municipal Code).
- Trash needs to be picked up every day so it does not spread onto other properties or streets.
- Illegal parking, no blocking homeowners driveways, parking in front of mailboxes, parking in red zones, (cars/trucks can be towed at owners expense).
- Drainage, need to mitigate any soil migration (dirt erosion) onto streets.
- Construction debris needs to be picked up and removed regularly.
- Dumpsters need to be parked onto homeowner's lot.
- Prevention and cleaning up of construction material so that they do not clog up storm drains.
- Prevention and cleaning up of construction material on streets (such as nails, etc) that causes flat tires to residents.
- Prevention of speeding on streets by all construction personnel.
- Portable Toilets may not be placed on the street and need to be as visibly hidden/obscure as possible.

The homeowner is ultimately responsible for all of the issues regarding their property, even if they are hiring a contractor or using subcontractors or other general workers or tradesman.

I have read this document and agree with all of its terms and will be ultimately responsible for any complaints or issues related to my construction, remodeling, or other project.

Homeowner signature _____

Printed Name _____ Date _____

Address _____

Architectural Committee _____

Please send the signed form to <mailto:architecture@alvaradoestates.org>