

TO: Las Ventanas Home Site Owners, Contractors
FROM: Brian Talley
RE: Construction Activities
DATE: June 21, 2022

Congratulations on your decision to build a new home at Las Ventanas—I look forward to having you as a neighbor. The purpose of this memo is to provide guidelines and answer some of the frequently asked questions that arise regarding construction activities at Las Ventanas. My goal is to make the experience of building your dream home as enjoyable as possible for all parties.

- Questions regarding day to day construction activities should be directed to me. I can be reached at 805-235-9508 or btalley@talleyvineyards.com.
- Questions regarding significant design changes relative to your plans should be directed to me. This includes proposed installations of solar panels if not approved as part of the original Design Review. I will review your request with other members of the Las Ventanas Ranch Design Review Committee (DRC) to determine whether a formal review of your project by the DRC is warranted.
- Questions regarding the Las Ventanas Mutual Benefit Water Company should be directed to Lonnie Richardson, 805-544-4011 or lonnier@wallacegroup.us.

Please note the following:

- Review pages 51-54 of the Las Ventanas Design Guidelines for construction requirements.
- Damage to curbs during construction is the responsibility of the lot owner. All curbs must be restored to original condition at the completion of construction activities.
- Stockpiling of materials and storage of equipment or anything else related to construction outside of your lot without permission is prohibited. This includes parking and portable restrooms. To request permission to store or stockpile anything on Las Ventanas Open Space property, contact me. Storing or stockpiling on adjacent lots is highly discouraged, must comply with SLO County ordinances and you must contact the owner of the neighboring lot for permission to do so.
- The speed limit on all roads at Las Ventanas is 20 mph. Make your subcontractors aware of this.
- Parking on the main loop roads of Las Ventanas is prohibited (Camino Purisima, Camino Santa Ines and Camino San Gabriel).
- At the commencement of construction, you will be required to have your water meter set and pay a fee of \$1000. Contact Lonnie Richardson to do so. Construction water will be billed at standard Las Ventanas water rates.

- Use caution during fire season. Any mowing must occur before 10AM during fire season and all tools and equipment must be compliant with Cal Fire requirements.
- Use caution if you have to drive on the shoulder as utility boxes might be damaged. Lot owners will be responsible for the repair of any utility boxes fronting their home site.
- The access code for contractors is #0620. This code works between 6AM and 5PM every day. If you need access through the emergency access (locked gate through Talley Farms at the end of Camino Obispo), contact me.
- Talley Farms will not import or export dirt. Arrangements for import or export of dirt between Las Ventanas home site owners is allowed, but all parties must comply with county grading ordinances and stockpiling of dirt on another lot is not allowed.
- A single sign of no more than 20 square feet is allowed on the site. A board can incorporate logos or signs of various subcontractors, designers, etc., but all must be located together on a single board. The sign should be removed within 60 days after completion of construction.

Please respect your neighbors at Las Ventanas:

- Construction activities should occur between the hours of 7:30AM and 6PM Monday-Friday and 8:30-5PM Saturdays. In the event that you need to work on your project outside of those hours, due to weather conditions or another extraordinary circumstance, please inform me and adjacent neighbors. In the event that this is an ongoing point of conflict, construction activities will be restricted to the hours outlined above.
- Music and noise on the construction site should be consistent with County ordinances and not create a disturbance for the neighbors.
- Construction sites should be kept free of litter and trash. This includes adjacent lots and areas where trash and litter can blow.

If you have further questions about the items listed here or anything else associated with Las Ventanas, don't hesitate to contact me. Good luck with your project.