

## **CHUCKANUT RIDGE PROPERTY OWNERS ASSOCIATION (CRPOA) GUIDELINES FOR CONTRACTORS AND COMMERCIAL DRIVERS**

**Responsibility.** Individual property owners are responsible for the activities of contractors and other commercial personnel, vehicles and equipment hired by the owner.

**Goals.** The attached guidelines are provided to property owners for use in briefing their prospective contractors or other commercial personnel as appropriate and are intended to preserve the peace and quiet, security, and safety of Chuckanut Ridge properties and to minimize damage to the common road. They are based on past experiences which have resulted in dangerous situations involving large commercial vehicles, breaches of security including burglary, and needless damage to the road due to careless driving by a few commercial operators. If you have any suggestions for additional guidelines, please contact a member of the CRPOA Board.

**Entrance Gate.** Make prior arrangements with the property owner you are working with to get through the locked Chuckanut Ridge entrance gate. If you are making multiple trips to the development, the owner may give you a code to use. Do not give the code to anyone, unless the recipient is also working on a project in the development and must have access to the code in order to do their job. Your access code may be changed every few weeks. If you do not have the code with you, call the owner. Trying to force the gate causes permanent and expensive damage.

**Entrance Area.** The parking area inside the gate is private property and is not available for offloading, storage, or overnight parking without prior consent. The owner with whom you are working can request consent. If granted, users assume all risk for unattended vehicles, equipment and materials.

### **Common Road.**

1. Prior contractors working on site have found it very helpful to drive the road and see the road conditions in advance of bringing any commercial vehicles on to the property.
2. Observe caution – this is a steep, narrow, severely winding road with no guard rails or markings and with no place to turn around.
3. The safe maximum speed for large trucks is 10 mph, loaded or empty, uphill or downhill.
4. Please try to stay on paved surfaces, especially on short radius turns, unless necessary for safety or to pass. Always expect that another vehicle is coming from the opposite direction.
5. Unattended vehicles should not be left on the road or roadside unless necessary and then only if safe for other drivers.
6. All property owners residing at Chuckanut Ridge should be given at least 24 hours advance notice of any planned blockage of the road, cutting of the road surface, large volume of heavy trucks or equipment planned for a specific day, or planned utility disconnects.
7. Vehicles longer than 24 feet, measured axle-to-axle, and tractor-trailer combinations with more than one trailer have been unable to safely negotiate the road.
8. Fully loaded cement, gravel and similar trucks have also been unable to get up the road without spilling part of their load or damaging the truck or the road.
9. Tracked equipment damages the common road pavement and should not be driven up the road except in one spot, the severe, steep turn immediately above 1525 Chuckanut Ridge Drive (commonly known as “Puckerbutt Corner”). For safety, the tracked equipment can be offloaded in front of that address and “walked” up (with one track on the shoulder if possible) and around the turn, then reloaded on the trailer before proceeding to the next turn in the road. The reverse procedure should be observed when going downhill, if necessary.
10. When several contractor’s employees are working at the worksite on the same day(s), it is recommended that they arrange to carpool from the entrance gate area to the worksite. This will cause less wear and tear on the common road, reduce traffic, and increase everyone’s safety.

**Contractor Worksite.** We appreciate contractor efforts to maintain the worksite so that it will not be a nuisance, including a visual nuisance from the common road or from adjoining properties. Contractors should try to limit their activities to normal business hours, particularly when the activities are noisy. Fire is a particular hazard in our development, so it is especially important to strictly follow all fire regulations and restrictions.

**Authorized Activities.** Contractors invited to the owner's property for non-work purposes are subject to the same prohibitions on hunting and fireworks that apply to all residents and guests.