

HIDDEN VALLEY AIRPARK ASSOCIATION, INC (HVAA)

New Construction Tips

Welcome to Hidden Valley Airpark. We are glad you have decided to join our community. This document is a collection of tips that you must share with your general contractor, his sub-contractors, and other contractors/suppliers who deliver to your lot. Please distribute copies to all your contractors/subcontractors/suppliers.

Deliveries: Large, long loads can be hard to get through the gate on Shady Shores Road, and around the road bends. It is easier for some deliveries, such as trusses, loads of fill, etc., to enter the airpark using the east gate off of Garza road. Contact one of the HVAA board members and they can arrange to unlock the east gate.

Label your home site with your house number and have a map or directions that you can give to your contractors. HVAA does not use standard street/house numbering convention, and sites can be difficult for the uninitiated to find.

Tell your contractor about the 20 MPH speed limit inside the gate and give them the monthly contractor code from the HVAA members-only section of the HVAA web site. It changes every month.

Do not allow contractors to access your lot across HVAA common areas or adjacent properties without the permission of the HVAA board or the adjacent property owner.

NEVER EVER CROSS OR DRIVE ON THE RUNWAY. The runway is in use 24 hours a day, 7 days a week.

Trash: No trash, dirt or construction materials are to be left or dumped anywhere on HVAA common area properties. Please remove all such leftover materials from the community and dispose of per the town ordinances. No burning or burying of trash is permitted. Please daily clean or clear any debris you or your subcontractors cause on the adjacent HVAA roadway, as any debris may cause damage to aircraft on the roadway.

Heavy Equipment: The improved road bed extends beyond the edge of the concrete road bed and must be protected with timber or large rubble when moving heavy equipment or loads into or out of the lot. Install your ditch culverts early in the construction process or install temporary culverts to access the site. DO NOT block the bar drainage ditch.

Concrete: Concrete wash out should be done on your lot, or with permission of the HVAA board, the gravel parking area of the horse pasture. Operators must wash the concrete thoroughly so that the concrete does not set up.

Mailbox: Be sure to install your mailbox at least 25 feet from the centerline of the road and allow adequate space for delivery persons to access the mailbox. There are many examples in the airpark. Ask around for what people believe has worked for them.

Taxiing aircraft: Always give way to aircraft. They cannot back up and have the right of way over vehicles at all times. Back up and keep clear to allow them to pass if necessary.

Parking: All roads in HVAA are active taxiways. Do not block any road at any time within 25 feet of centerline, including contractor personnel parking-they must park clear of the 25' limit, well clear of the pavement. Do not presume no one will be taxiing past your lot.

The Hidden Valley Airpark Board of Directors

Hidden Valley Airpark Association Construction Best Practices Agreement

Agreement

As a condition of approval of construction plans, Hidden Valley Airpark Association requires contractors or property owner that act as their own contractor to abide by the following best practices. Any damage to Hidden Valley Airpark Association roads or property caused by not following this best practice agreement will be assessed against the entity causing the damage.

Definitions

Association or HVAA	Hidden Valley Airpark Association, Inc.
Contractor	Any general contractor or sub-contractor or lot owner associated with a construction project.

Maintaining right-ways and Staying Clear of Runway

Hidden Valley Airpark is a residential airpark community where the roads are also used as taxiways for aircraft. The **runway** in the center of the community is reserved **for Airplanes only. At no time shall any vehicles enter the runway.** Signs and other marking clearly note where the runway is. In other areas of the community the roads must be kept clear of obstructions at least 25 feet from road center line to allow aircraft to pass. Vehicles, equipment, and materials shall not be left within this 25 foot clear zone except for deliveries and temporarily as needed. It is the contractor's or sub-contractor's responsibility to move anything obstructing active aircraft movement from or away from HVAA roads.

Track-out Management

Off-site vehicle tracking shall be minimized. Sediment tracked off-site shall be removed and disposed of by contractor at his expense. Contractor shall

sweep/clean pavement to remove soil, rock and debris tracked from the construction site on to any roads at end of each work day in order to maintain a clean road/taxiway for existing residents/pilots.

Construction Site Vehicle Entrance

Driving vehicles or equipment off the road onto unimproved soil should be minimized or avoided entirely. To access the construction site with vehicles or equipment the road bed edge must be protected by fill or rock to the same level as the road surface. An appropriately sized culvert shall be used under this entrance over a bar ditch so as to not block upstream drainage. Access across common areas or adjacent properties without the permission of the Association or the adjacent property owner is prohibited.

Drainage and Soil Erosion Control

The bar ditch along the road must be maintained so as to allow the existing drainage from adjoining properties without being impeded. Efforts need to be taken to ensure that soil erosion from the construction site does not spoil adjoining properties. This may require the use of soil fences, temporary berms or soil mats.

Porta-potty Requirement and Placement

Any construction project that has a duration of more than one week shall have a porta-potty on site and it shall be serviced at least weekly and placed at least 30 feet from the center line of any HVAA road or taxiway.

Trash Management and Containment

Contractor shall not leave any litter or trash on the site including, without limitation, construction debris, litter or trash from personal use, such as meals, snacks, drinks, or other personal use, or other litter or debris. All debris, trash, litter, and other material shall be picked up and cleared from the site on a daily basis. Any trash or debris left in the neighborhood at the end of the workday shall be deemed in violation of this condition, which the Association may cause to be removed at the Contractor's expense.

Concrete Wash-out

Concrete wash-out areas should be kept on the construction site and shall not use Hidden Valley Airpark common areas or bar ditches without written approval from the Association.

Speeding

The speed limit in Hidden Valley Airpark is 20 mph. This speed limit is dictated due aircraft that may also be operating on HVAA road in order to maintain the safety of all. Aircraft may also be operating on the roadways and always have the right-of-way over all other vehicles. Other vehicles must either hold position, turn off or reverse, to all an aircraft to pass.

Work Hours

Under no circumstance, without the advance written authorization of the Association, shall the Contractor start any machinery or equipment prior to 7:00AM within the Hidden Valley Airpark.

Acknowledgement

Property Owner: _____ / ____/20__

Contractor: _____ / ____/20__

If a general contractor is used, please secure their signature and return a copy to the Association.

LA ASOCIACION OCULTADA del VALLE AIRPARK, S.A. NUEVA CONSTRUCCION INCLINA



Bienvenido al Valle Ocultado Airpark. Estamos contentos que ha decidido unir nuestra comunidad. Este documento es una puntas de colección que usted debe comparar con usted contratista general u otros contratistas. Distribuya por favor copias a todos los contratistas y el subcontratista.

Las entregas: Las cargas grandes y largas pueden ser duras pasar la puerta en el camino Sombreado de Costas. Es más fácil para algunas entregas, como bragueros, para entrar el airpark que utiliza la puerta oriental de del camino de Garza. Contacte uno de los miembros de tabla de HVAA y ellos pueden arreglar para desatancar la puerta oriental.

Es también una idea buena de marcar su sitio en casa con un número de casa y tener un mapa o las direcciones que usted puede dar a sus contratistas.

Digale por favor contratista acerca del 20 limite de velocidad de KPH dentro de la puerta y deles el código de contratista del sitio web de HVAA.

No permita a contratista para conseguir acceso a su terreno a través de HVAA áreas comunes ni propiedades adyacentes sin el permiso de la tabla de HVAA ni el dueño de propiedades adyacente.

Cruce JAMAS o el viaje en la pista. La pista está en uso los horas de todo día.

La basura: Ninguna basura, la tierra, ni materiales de construcción son de ser dejados o descargado dondequiera en HVAA propiedades comunes de área. Quite por favor todos tales materiales sobrantes de la comunidad.

El Equipo pesado: La cama mejorada del camino extiende más allá de la orilla de la cama concreta del camino y debe ser protegida con madera o tierra al mover equipo pesado o cargas en o fuera del terreno. Instale su culver de zanja temprano en el proceso de construcción o instale alcantarillas temporarias para conseguir acceso al sitio. No bloquee la zanja de barra.

El cemento: El lavado concreto fuera debe ser hecho en su terreno o con permiso del HVAA abordar el área de estacionamiento de grava del pasto de caballo puede ser utilizada si los operarios lavan el cemento completamente para que el cemento no establezca.

El buzón: Esté seguro instalar su buzón por lo menos 25 pies de la línea central del camino y permitir espacio adecuado para la persona de entrega para conseguir acceso al buzón. Hay muchos ejemplos en el airpark. Pregunte alrededor para lo que personas creen han trabajado mejor para ellos.

Rodar por la pista Avión: Siempre ceda avión. Ellos no pueden retroceder y pueden requerir el derecho de vía sobre vehículos siempre. Retroceda y mantenga claro si necesario.

El estacionamiento: Todos los caminos en HVAA son taxiways también activos. No bloquee ningún camino en tiempo dentro de 25 p de línea central sin el permiso de todos los propietarios de avión que pueden utilizar esa ubicación. No presume que rodará por la pista por delante de su terreno.

The Hidden Valley Airpark Board of Directors