

VII. GHOA Rules: Construction Contractors

All construction contractors and maintenance personnel that do business in the GHOA subdivision and their employees shall comply with Glenbrook Homeowner's Association Rules in addition to the following Rules. Contractors, sub-contractors, and their employees and suppliers shall be responsible for compliance with the following Rules:

1. All posted traffic signs, including speed limit signs and stop signs, shall be observed regardless of the time of year.
2. Contractors and their employees may not bring dogs or other domestic pets to job sites without GHOA Management's prior consent. No personal recreational vehicles such as boats, jet skis, or travel trailers may be brought into the Glenbrook community by contractors or their employees. GHOA beaches and recreational facilities may not be used by contractors or their employees.
3. Contractors and their employees may not play radios or other personal entertainment devices that create noise on any job site if it can be heard from any neighboring property.
4. No landscaping or construction work that violates TRPA noise ordinances shall be done on projects within the Glenbrook planned unit community prior to 8:00 A.M. or after 6:00 P.M. Landscaping and construction work that commences before 8:00 A.M. or continues after 6:00 P.M. must be "quiet" in nature, meaning that power equipment can only be used on the interior of building projects. No demolition activities, hammering, sawing, drilling, mowers, blowers, etc. can be used outdoors before 8:00 A.M. or after 6:00 P.M. GHOA further limits construction and landscaping noise on Sundays and holidays (Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas, and New Year's Day). On Sundays and holidays, construction and landscaping noise must be quiet in nature for the entire day as described above. Exemption from this rule: Snow removal equipment.
5. Contractors and their employees shall not block any roadways or any driveways except for driveways located on the lot where their project is located, without the prior consent of GHOA Management. The General Contractor is responsible to keep all approved parking areas free of snow and other storage or debris. Carpooling is strongly suggested.
6. Construction waste and other refuse generated by the project may not be deposited in GHOA trash receptacles or roadways and must be promptly removed from the Glenbrook planned unit community by the Contractor or its designated trash removal subcontractor. Unless the construction jobsite has a bear-proof trash container located on it, all garbage containing food products that attract bears and other animals must be removed from the jobsite on a daily basis.
7. A suitable receptacle (example: a sand bucket) for disposal of cigarette butts should be provided and used.

8. When the Glenbrook entrance gatehouse is staffed, workers must stop and be logged by gate personnel, providing the correct physical address of the job. When entrance gate is not staffed, entry must be prearranged through GHOA Management.

9. Contractors, their employees, sub-contractors and their employees and suppliers must comply with the parking plan submitted as part of the Owner's application to the GHOA Design Review Committee. Vehicles parked in unauthorized areas, including on Association roadways, may be ticketed by the Association and removed at the discretion of GHOA Management.

10. Consumption of alcoholic beverages, controlled substances or illegal drugs on any jobsite is strictly prohibited and is cause for immediate removal from the property.

11. Workers shall not use any resident's patio or deck areas for lunch and/or break periods without the resident's prior consent.

12. Workers must carry photo identification (e.g. drivers license, identification issued by GHOA, etc.) on their persons at all times and display such identification when requested by GHOA Management.

13. Workers must register all vehicles brought into the subdivision with GHOA Management and such vehicles must be operated within weight limits and other reasonable restrictions acceptable to GHOA Management.

14. No fires or charcoal barbeques are permitted on any jobsite without prior authorization by GHOA Management.

Amended March 28, 2009 and Amended May 7, 2024.

Note: For the purposes of these Rules, contractors and their employees are deemed to be invitees and agents of the owner(s) of the lot on which their project is being constructed or otherwise performed, and violations of these rules will be the responsibility of such owner(s) and may subject them to fines as permitted by the CC&Rs and/or Nevada law. Repeated violations of these rules by Contractors or their employees may constitute grounds for revocation of permission to use GHOA owned roads within the Glenbrook planned unit subdivision or revocation of entry privileges into the Glenbrook planned unit subdivision.