

Notice to BCA Homeowners on Roadway Weight Limits

Now that the 2" overlay project is complete, we all want to do our best to help extend its life as long as possible. As homeowners, the most impactful thing we can do is to carefully manage any heavy deliveries (ie-gravel, sand, cement, topsoil, etc.) to our homes.

Please be aware of our current CCR requirements:

Article V-U:

No resident or property owner shall knowingly allow a vehicle upon the Big Country Acres streets **with a weight exceeding 20 tons, without the expressed written consent of the Trustees.**

Article VII-G:

Damage Control. The property owner is ultimately and **financially responsible for any damage** and repairs to Big Country Acres assets caused by construction and improvements. Big Country Acres assets include, but are not limited to, streets, ditches, water main, pump house, guardrails, street signs, subdivision entrance sign, and fire hydrants. **There shall also be a weight limit for vehicles of 20 tons. One exception is that concrete trucks may carry up to 5 yards of concrete. All other exceptions must have the expressed written consent of the Trustees.**

Article VI-B:

To exercise such control over the easements, streets, drives, walkways and rights-of-way (except for such as have been or may hereafter be dedicated to public bodies or agencies) as is necessary to maintain, repair, supervise and insure the proper use of said easements, streets, drives, walkways and rights-of-way by the necessary public utilities and others, including the right (to themselves and to others to whom they may grant permission) to construct, operate and maintain on, under and over said easements, streets, drives, walkways and rights-of-way, street lights, sewers, pipes, poles, wires and other facilities and public utilities for service to the lots within the lands subject hereto, and to **establish traffic regulations for the use of such streets**, drives and walkways.

To help put this into practice:

- **Gravel deliveries-** Single Axle loads are highly preferred. This will limit the deliveries to 6 cubic yards or less, and stay within the weight limit. If a **tandem axle truck** will be used, the maximum delivery must be 6 cubic yards or less in order to stay under the 20 Ton limit. The tandem truck can hold much more, but it will be overweight for our roads.
- **Concrete trucks** are a special case. As called out in the CCR's they are limited to 5 yards of concrete. This is essentially a half-load. At this point, the truck plus cement is about 25 Tons.
- **Mulch deliveries** are typically less than the 20T limit, even for the full tandem axle load.

In summary: If you are having a heavy delivery, always confirm the total weight (truck + contents) with the delivery company in advance.

If you have deliveries that fall outside of the CCR regulations, please reach out to the trustees in advance for input. There may be a permit fee or deposit required. These rules may increase the cost of our individual deliveries as homeowners, but are intended to protect our investment in our roads made by the entire BCA HOA.