



CONTRACTOR STANDARDS

The following shall apply to any and all construction, improvement, alteration or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, and landscaping or any other change to the grounds of a single-family site within SummerCamp Beach. In the event a violation of these criteria and guidelines takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a minimum \$250.00 fine per infraction and/or suspension of a contractor or subcontractor from the community.

BUILDING CONTRACTORS

All builders and general contractors must have all appropriate Florida licenses. Licensed builders and general contractors may be utilized with submission of credentials to the Reviewer for a site specific approval with addition to the Approved Builder List being based on past performance and experience.

START OF CONSTRUCTION

No lot clearing or site mobilization will be permitted until all required governmental permits are obtained, and formal written approval of the Reviewer has been granted. Permit Boxes must be posted on Lot prior to start of construction.

SIGNAGE

During construction, one (1) approved standard construction sign may be installed at the owners or builders discretion within the front setback of the lot to assist subcontractors and others in locating the job site. (SEE ATTACHMENT #1.) The permit box should be located in conjunction with the standard construction sign. No other signs such as subcontractor signs are allowed.

PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction. Projects by the same builder that are directly abutting each other may share one (1) portable toilet.

CLEARING

Only plants, vegetation and trees directly within the planned structure, roof overhangs, driveways, or those indicated on the approved site plan shall be removed. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the community as soon as is practical but not later than five (5) working days.

STAGING

All material deliveries shall be made to and staged on the lot. Any material delivery that is left on a SummerCamp Beach street, right of way or neighboring property may result in fines.

SILT FENCES AND INLET PROTECTION

In conjunction with site clearing the contractor is required to install standard silt fencing and inlet protection for adjacent storm inlets. Silt fences and inlet protection are to be regularly maintained throughout the construction process. No digging, trenching, or material delivery and storage may occur prior to the installation of required silt fencing.

TRASH DUMPSTERS

All construction sites must be maintained in a neat and orderly fashion. All contractors are required to provide one twenty (20) yard trash dumpster prior to commencing any work besides grubbing and clearing. The dumpster location will be approved on the submitted site plan. Dumpsters must be emptied on a regular basis. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately.

CONSTRUCTION HOURS

The construction working hours are currently from 7:00 am until 5:00 pm, Monday through Saturday, except on nationally recognized holidays. These hours are subject to change by the Reviewer. A 24-hour emergency telephone number must be kept on file at the sales center and office of the DRB Administrator.

CONSTRUCTION DAMAGE

Any damage to streets, drainage inlets, street lights, street markers, mailboxes, walls, etc., will be repaired by responsible contractor. If repairs are not completed, Declarant or the Association may address such repairs and such costs shall be billed to the responsible contractor.

CONSTRUCTION SPILLAGE

CONCRETE WASH MUST BE REMOVED WITHIN 24 HOURS OF POUR. Contractor must designate a responsible person for receiving concrete and to report disposal of concrete wash to property manager.

Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the Declarant or the Association will be billed to the responsible party, property owners or contractor. Please report any spills as soon as possible.

UTILITY, TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, etc., lines are cut; it is the contractor's responsibility to report the incident and facilitate repairs.

NOISE LEVELS

Loud radios or noise will not be allowed within the community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.

VEHICLES AND EQUIPMENT AND MATERIALS

No vehicles, trucks, trailers, mixers, equipment, materials, etc. may be left on the community streets overnight. Construction equipment may be left on the site while needed, but must not be kept on the street.

Do not spread supplies, equipment or materials out on adjoining lots or in front of adjoining lots. Do not allow too much material to be delivered to worksite at one time. Be present on worksite to direct placement of all deliveries to insure rules are complied with.

PERSONNEL

Only bona fide construction workers and tradespersons are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the subcontractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property. Infractions concerning alcoholic beverages, endangerment of children and nuisance pets are grounds for expulsion of subcontractors and forfeiture of the compliance fees.

DRESS

All Construction workers will be required to wear clothing compatible with safe performance of their specific job requirements. Shirts will be worn at all times.

PROPERTY MANAGER

The Property Manager for SummerCamp Beach and the Design Review Board is authorized to enforce these standards and to issue warnings or fines at their discretion. Recommendations for suspension or removal of a contractor or subcontractor will be reviewed by the Design Review Board.

Attachment #1 – Double Post Builders Sign

