

Pelican Bay Construction Guidelines

The Pelican Bay Foundation has prepared the following guidelines for individual or commercial property owners and for Neighborhood Associations. The guidelines apply to exterior and interior modifications. Because the guidelines are all-inclusive, not all apply to all projects. It is the responsibility of the individual or commercial property owners and Neighborhood Associations to ensure a copy of these guidelines is made available to all contractors and others working on the construction site. Questions about these guidelines should be directed to the Covenants Department (239) 596-8081, ext. 237.

Responsibility - It is the responsibility of the individual or commercial property owner or Neighborhood Associations to ensure that all contractor personnel are qualified, properly licensed, and insured. The property owner or Neighborhood Association is also responsible for adhering to design plans approved by the Foundation, notwithstanding acts of contractors, subcontractors, laborers, and material suppliers who are involved in the project. In addition, the property owner or Neighborhood Association is responsible for fees associated with the design review process and for costs incurred by the Foundation in enforcing the Policy Governing Architectural and Design Review.

Any infraction of this policy or of these guidelines may result in penalties as provided in the Amended and Restated Declaration and Protective Covenants and in the policies of the Foundation. At the discretion of the Foundation, the property owner or Neighborhood Association may be held monetarily accountable for damage to any Foundation common area resulting from construction on the owner's property.

Pre-Construction - Prior to starting construction, whether interior or exterior, the owner or his representative should contact the Foundation to discuss construction parking, dumpster and port-o-let locations, location of underground utilities, and other relevant information. Owner should use a line locating service to locate underground utilities prior to trenching or digging on the site.

Working Hours - Working hours within Pelican Bay are 7:00 a.m. to 5:00 p.m., Monday through Saturday. No work or construction activity is permitted on Sunday or holidays. Owners or Association should ensure contractor personnel do not arrive prior to the approved starting time.

Clean Building Sites - Contractor sites must be maintained in an orderly fashion, and be policed and cleaned daily for dirt in the street, gutter or sidewalk. Litter is to be picked up immediately and materials are to be neatly stockpiled. Dumping, burying or burning of debris anywhere on the property is prohibited. The owners or Associations will be responsible for cleaning and or replacing damaged or stained pavers, asphalt or concrete, at the discretion of the Foundation.

Runoff due to inclement weather must be cleaned immediately in order to keep the storm water system in a workable condition and to avoid inconvenience to existing residences. If an excessive amount of debris collects on a construction site, the owner or the Association will be notified to remove it within 24 hours. Upon failure to comply, the Foundation reserves the right to remove the debris and charge the owner or the Association for costs incurred.

Barrier Fence - All owners or Associations are required to install a black or green 42" high mesh silt fence at drip-lines of any existing trees or vegetation to be preserved. This fencing should be properly staked at intervals not to exceed fifteen (15) feet and securely fastened with a backing strip. The fencing may be removed when beginning the final exterior landscaping.

Safety Fence – All owners or Association are also required to install a fence around exposed pool areas, demolition sites, and those areas in which children could be injured. Fencing for these areas will be of the chain-link type with green opaque material with a minimum height of 6', and installed in such a manner to withstand high wind and be child proof. This fencing is required when the perimeter fence described below does not surround the entire property.

Perimeter Fence – All owners or Associations are required to install a 6' high chain-link opaque green mesh fence around the perimeter property line of all construction sites. The fence is required for all sites in which construction equipment and materials, dumpster and/or a port-o-let is located in excess of (15) fifteen working days which will designate the construction activity as a major project. The purpose for this fencing is to clearly identify the site limits for construction activity and prevent wind driven construction debris from scattering throughout the neighborhood. This fence will also limit the view of neighbors from construction activity and the unpleasant view of a construction site and the associated debris that routinely occurs. If any length of the above fencing has to be removed or is damaged, it is to be repaired by the end of the day. The above fencing must be installed prior to any construction activity.

Construction Trailers - No Construction trailers (office, sales or storage) are permitted without prior written approval of the Foundation.

Dumpsters - All dumpsters must be screened and positioned on the site behind a 6' high chain-link opaque green mesh fence prior to the start of construction. Do not overfill the dumpster and empty it without delay when full. Any spillage must be placed in the dumpster immediately. Approval by Neighborhood Association for placement of dumpsters is required.

Landscaping and Irrigation - Setbacks and adjacent properties may be landscaped with trees and sod that are irrigated by sprinkler lines. It will be the owner's or Association's responsibility to protect these trees, sprinkler lines and heads. To avoid potential damage to trees or sprinklers, the owner or Association will not allow anyone to park in these areas. Vegetation selected for preservation within an approved building site must be flagged and encircled with protective black or green construction silt fencing installed on four (4) by four (4) inch

posts. This fencing must extend beyond the full spread of the tree's branches to reasonably ensure successful protection and extend at least four (4) feet above grade. Excavation in and around protected trees must be done by hand to avoid damage to the roots.

Nuisances - To respect the peace and privacy of residents, contractor personnel may not play music without using headphones, and may not wander around the neighborhood or the common areas. Fishing in lakes is prohibited and construction traffic is not to exceed the posted speed limit.

Parking - Owners or Associations will designate contractor-parking areas on their site. Parking if at all possible should not be in front of adjacent properties or in the common areas without Foundation approval. At no time should anyone park on the street in a manner which blocks traffic.

Port-O-Lets - The owners or Associations are responsible to ensure adequate sanitary facilities for contractor personnel. Position port-o-lets behind the 6' high chain-link opaque green mesh fence when required or in areas where it cannot be seen from adjacent property or the roadway. Cleaning trucks are not to be scheduled to clean out the port-o-lets before 8:30 a.m. This will minimize the disturbance to residents. Port-O-Lets shall be maintained in a clean, sanitary, and odorless condition.

Signage - No signs of any kind can be installed on the owners or Association's construction site without prior written approval of the Foundation.

Storage of Equipment, Supplies and Materials - The construction site cannot be utilized as a temporary storage facility for construction equipment, trailers, vans or materials that have no planned immediate use. Materials and supplies delivered to the construction site must be limited to the site under construction. Construction materials are to be stored on-site behind the construction fencing in an orderly manner that will not interfere with pedestrian or roadway traffic. Parking of all equipment if possible should be in an area not seen from the roadway or adjacent properties. Please be considerate of adjacent property owners.

Please sign below acknowledging your understanding and compliance with the above construction guidelines and return an executed copy to the Foundation. Please be reminded fines may be levied against the owner/contractor for non-compliance.

Owner

Contractor