



Palm Coast **PLANTATION**

BUILDERS CONDUCT GUIDELINES

All builders shall be held responsible for the acts of their employees, subcontractors, suppliers and any other persons or parties involved in construction or alteration of the home site. The ARC will impose violation fines per the violation fine schedule at Attachment #1. In this regard, a builder shall be responsible for the following:

- A. Ensure that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion. Placement of dumpsters on the site is required upon the start of plumbing work.
- B. Ensure there is no burning on construction site or adjacent lots.
- C. Installing silt fencing on sites that create the possibility of sand/soil eroding off the home site; this includes all three sides of the lots, adjoining lakes, buffer areas and wetland tracts. Barrier fencing is required around trees to remain.
- D. Maintaining portable toilets at the construction site from the completion of site clearing.
- E. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site or affect the quality of workmanship. Violators will be removed and repeat offenders will not be allowed into Palm Coast Plantation for six months.
- F. Contractors, subcontractors and their employees may only park on one side of the road during construction hours and days, may not park in a turn-around and may not park on adjoining lots unless the owner of that lot has consented in writing. Parking on or blocking a sidewalk is prohibited.
- G. Ensure that all those for whom the builder is responsible are properly insured.
- H. Ensure that all those for whom the builder is responsible do not commit any violations of the rules and regulations of the ARC.
- I. Limiting working hours for construction personnel to 7:00 a.m. to 6:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. The ARC may allow exceptions to this rule under special circumstances and with prior written authorization.
- J. Prohibit construction personnel from having children or pets in Palm Coast Plantation.
- K. Prohibit construction personnel from having firearms or other weapons anywhere in Palm Coast Plantation.
- K. Prohibiting the playing of music or other sounds from non-construction activities.
- L. Prohibiting use of adjacent property for access or storage of material or equipment.
- M. Limiting all builders, employees, subcontractors and suppliers to construction related activities at the designated site only. (NO FISHING, TOURING, ETC.)
- N. Ensuring all builders, employees, subcontractors and suppliers use only designated construction access routes as described by the ARC and allowing them to enter or leave on foot.
- O. Ensure that any dirt or debris in the road is cleaned up at the end of each day.

BUILDER QUALIFICATIONS – October 30, 2012

APPROVAL OF BUILDERS – NO FEE REQUIRED

All Builders must be approved by the ARC to work in Palm Coast Plantation HOA prior to commencement of any work. It is crucial that all builders understand the vision for Palm Coast Plantation and know the PCP Design and Development Guidelines.

Approval of builders will be based on their ability to construct quality custom homes in accordance with the approved plans, specifications, and Design and Development Guidelines.

In order to receive approval, the builder must submit the following to the ARC for review:

- _____ Resume: Include the number of years in business and awards received, if any.
- _____ Copy of Contractor's License
- _____ Certificate of Insurance for General Liability and Workers Compensation made out to Palm Coast Plantation c/o MAY Management
- _____ Provide claim history, if applicable.
- _____ Photographs of built work (minimum of five different projects)
- _____ References from clients with phone numbers
- _____ References from architects or designers (specifically this should address the Contractor's willingness and ability to adhere to the plans)
- _____ Other information that will demonstrate their ability to build a quality custom home

The ARC will review the builder's submission at a regularly scheduled meeting. The ARC will respond in writing to inform the builder of the decision.

ARC member will be assigned to research references and insurance claims, if applicable.

Please note that approval of a builder can be withdrawn for failure to perform within the Design and Development Guidelines, lack of cooperation with the ARC's requests, for not adhering to the approved plans and specifications and failure to comply with other rules and regulations as outlined in the Declaration or HOA Rules and Regulations.

It must be noted that it is not the intent of this approval requirement to dictate the owner's selection of their design and construction team, but to help ensure that the vision for Palm Coast Plantation is achieved. The ultimate benefit of this process will be a beautiful community for all to enjoy.