

## ISLAND ESTATES HOMEOWNERS ASSOCIATION

### CONSTRUCTION/CONTRACTOR RULES AND REGULATIONS

**The Rules and Regulations listed below are to be acknowledged by all General Contractors and Homeowners working within the community and must be given to Sub-contractors prior to commencing any work within the community. Prior to construction, the general contractor will be required to execute this form and post a \$1,000.00 refundable deposit to cover any damages incurred to the Association property by the construction team.**

Island Estates Homeowners Association reserves the right to impose fines of \$100 per occurrence for violations of any rules and/or regulations. All violations of Association rules and/or regulations may result in the denial of future access to the community.

1. Winter work hours are to be 6:00 AM to 6:00 PM Monday-Friday. Summer work hours (May through September) are to be 5:30 AM to 6:00 PM. Saturday work hours are 7:00 AM to 5:00 PM. There will be no construction activities on Sundays.

Exception: Flat concrete pours during the months of May-September can begin at 4:00 AM due to the nature of working and setting of the concrete in excessive heat. As the gates will not be open at 4:00 AM, the concrete contractor will need to request a temporary code for access to the community. This code must be requested at least three working days prior to the pours from Paul Pines @ (949) 887-8650 and will only be activated for a period of 3 days.

2. All Construction deliveries are to be made between the hours of 6:00 AM to 6:00 PM Monday-Friday. Saturday delivery hours will be 7:00 AM to 5:00 PM. There will be no community access for Sunday deliveries.
3. There is a **15 MPH** speed limit throughout the community which will be strictly enforced.
4. The General Contractor must supply permanent power to each job site immediately upon framing completion.
5. Overnight parking of commercial vehicles, construction trailers and equipment on open lots is limited to a maximum of 120 hours. Overnight parking of commercial vehicles, construction trailers and equipment with the exception of trash trailers on community streets is strictly prohibited.
6. Loud music and/or offensive language on construction site is strictly prohibited.

7. Any General Contractor/Sub-contractor causing damage to community streets and/or common areas will be held responsible for any and all repairs prior to certificate of ownership. All new construction on any lot and surrounding areas will be photographed by the Design Review Committee for documentation of conditions prior to the commencement of work.
8. All job sites and surrounding areas must be free of personal and construction trash and debris at the end of every day. Streets and gutters around all job sites must be kept free of excessive dirt, construction materials and debris daily and cleaned (swept/washed) at the end of every work week. Dust control practices would be appreciated.
9. All Porta-pots and dumpsters must be kept on or as near the job site as possible.
10. All contractors must be considerate of all homeowners with regards to parking of any vehicles blocking access to driveways, mailboxes, etc.
11. Alcoholic beverages, illegal drugs and un-prescribed drugs are prohibited on all job sites. Smoking will not be permitted within 20 feet of any occupied neighboring properties of the job site. Any cigarette butts must be disposed of in proper containers.
12. The General Contractor must maintain a record of all signed copies of this document until the certificate of occupancy is completed. Each individual Sub-contractor must ensure that all employees know and understand these rules and regulations and make them accessible to all persons working on the job sites.
13. Access Codes for the Front Gate are for the personal use ONLY of General Contractors who own lots in the Island Estates community. No such contractor shall release any gate code or gate opener, to any other person without the approval of the Island Estates Board of Directors.
14. Violator must pay imposed fines within 5 business days. If not paid within 5 business days, contractor will not be allowed to work within the community. At that point, property owners will have 5 days to pay the fine. If not paid when due, fines will increase.

**I have read and agreed to the above terms.**

\_\_\_\_\_ Date: \_\_\_\_\_

Contractor

\_\_\_\_\_ Date: \_\_\_\_\_

Owner

Final June 14, 2018 10:45 AM

Revised and reviewed June 1, 2019