

**Ocean Harbour Estates
CONTRACTOR RULES OF CONDUCT**

Any exceptions to these rules require the written approval of the OHE Board.

COMMUNITY ACCESS:

- All construction vehicles are required to use the **back gate** for community access.
- **The Contractor is responsible for closing the back gate when it is not in use.**

CONSTRUCTION SITE:

- Contractors are responsible for maintaining a clean construction site free of construction debris and other trash at all times.
- All forms of paper rubbish, cement bags, cardboard, paper, plastic, discarded food and drinks shall be properly disposed of daily to prevent rodents and trash from blowing through the neighborhood.
- Dumpsters shall be on-site at the time the time construction begins through the time construction ends. Dumpsters with no less than a ten-yard (10) minimum capacity and a thirty-yard (30) maximum capacity are required for new construction. Dumpsters of an appropriate size, subject to ARB approval, for other projects shall be utilized. All dumpsters and trash containers must be placed on the Owner's lot only, as far back from the road (street) as possible, away from adjacent Homes as possible, and not on any common areas or road (street) right-of-way.
- No debris or trash may be burned on site.
- Large scraps from foundation materials, bricks, framing, siding, concrete, and other materials shall be removed from the lot periodically and at a minimum once the drywall phase is completed and again upon completion of the build.
- If debris and trash become noticeable to the HOA the Contractor and Owner will be notified to clean up the site within three (3) working days. If the site is not cleaned, then the HOA may implement fines and/or take it upon themselves to have the debris and trashed cleaned up at the Owners' expense.

CONSTRUCTION & SUB-CONTRACTOR VEHICLES:

- NO PARKING IS ALLOWED OVERNIGHT ALONG THE COMMON AREAS OF THE ROADWAY. Parking overnight in these areas may result in fines to the Contractor.
- Parking of cars, vans, trucks, and other construction equipment is limited to on the Owners' lot/driveway and on the street in front of the lot.
- If a Contractor finds it necessary to use a vacant lot adjacent to the construction site, the Contractor must request, in writing, permission from the current owner of the lot. The ARB requires a copy of the written permission.
- Parking is allowed on one side of the street only. Please don't park on both sides.
- Do not block mailboxes, driveways or fire hydrants.
- Construction, subcontractor vehicles, delivery and other vehicles shall not completely block the roadway traffic for periods longer than one (1) hour. Please let affected neighbors know 24-hours in advance.
- Damage to neighboring lots from heavy construction equipment or other vehicles shall be repaired by the Builder within ten (10) working days of damage. Damaged grass areas shall be repaired with turf sod that shall be maintained by the Contractor until the Certificate of Occupancy is received.
- Damage to the roadway surfaces, edges and frontage from heavy construction equipment or other vehicles shall be repaired by the Contractor at completion of the project and before the Occupancy Permit is requested.
- Roadway shall be properly repaired in front of construction site lot, the bordering lots on the left and right hand side, the adjacent three (3) lots across the roadway and any other areas determined by the Association to have been directly damaged by the Contractor/Owner, subcontractor(s), delivery trucks, service vehicles, construction equipment, or by other means.

SANITARY FACILITIES:

- Portable outdoor sanitary facilities must be provided during construction. The facility door must face the house under construction and be enclosed full height on three sides by white or unpainted natural lattice board.
- Contractor shall have portable outdoor sanitary facilities cleaned regularly so as not to emit offensive odors and shall promptly make arrangements to clean-up from any vandalism or damage to the facility.
- No dumping of any Wastewater will be allowed anywhere within Ocean Harbour Estates.

MATERIALS & SUPPLIES:

- Contractor shall ensure that deliveries from suppliers will be stored within the property limits and tied down where and when necessary.
- Materials that are flammable, such as gasoline, etc., shall NOT be left on the property when contractor personnel are not present.
- Fires are not permitted at any time.

WORKER CONDUCT:

- Contractor is always responsible for the conduct of vendors, subcontractors, employees, and other workers performing services on the project.
- Shirts must always worn on the job site.
- Use of obscene, profane, abusive, or threatening language is prohibited.
- Music from radios, boom boxes, etc., is prohibited.
- No alcohol, drugs or any other intoxication substances are allowed on site.

WORKING HOURS:**For Contractors**

- Contractors may work only from Monday through Friday, from 7 AM until 6 PM. **This includes Landscaping and Pressure Washing work.**
- Quiet hours are in effect from 7 to 8 in the morning and from 5 to 6 in the afternoon.
- Any loud noise, such as lawn equipment, pressure washers, insect fogging, nail guns, or compressors, during "quiet hours" is prohibited.
- Special permission may be granted for construction and materials delivery on Saturdays, Sundays, or evenings, if work is done inside a structure (no outside noise created) and all vehicles are parked off the road.
- Special permission must be obtained in advance, from the Architectural Review Board.

For Homeowners

- Homeowners (themselves) may perform maintenance (including mowing and other yard work) and routine repairs on their property at any time including on the weekend.
- Homeowners are requested to avoid loud activities during "quiet hours" as a curtesy to their neighbors.

ON-SITE SIGNAGE:

- Only one sign may be placed on a lot.
- Signs may only be placed on the lot in the form, and size designated by the Architectural Review Board.
- Signs may only be placed on a building lot upon receipt of Architectural Review Board approval to commence construction
- Signs may indicate the name of the builder, the architect, and landscape architect, provided that such information is contained on the same sign face
- Signs may be placed on a lot not closer than fifteen (15') feet from the front line, preferably along the midline of the lot.
- Signs may be single faced only and must be placed with the sign facing the street.
- Subcontractors are not be permitted to place their signs within Ocean Harbour Estates.

Hurricane Preparation:

- If there is named storm forecasted to affect the area, the contractor is required to take the following actions.
- Within 24 hours of predicted landfall all elements of the construction site must be secured against high winds. This includes removing (or tying down) all construction materials and onsite facilities that may be affected by high winds

The Contractor, as agent of the Owner of the lot, will have the liability for violations and damages caused by the Contractor, employees or service providers of the Contractor or subcontractors, construction equipment, delivery and service trucks, or by other means to the common property (roads, median, landscaping) or other lots and houses inside Ocean Harbour Estates.

Each lot owner shall furnish their primary contractor with a copy of this document.

Each primary contractor shall furnish their sub-contractors with a copy of this document.

Violations of these rules may result in work stoppage and/or fines.