

# HARBOUR LANDINGS ESTATES CONSTRUCTION WORK RULES



Harbour Landings Estates Construction Work Rules apply to Contractors (defined as Contractors, their Employees and Subcontractors, Vendors, Suppliers, and others) who perform construction work on Lots or common areas within HLE.

**HOURS of JOB SITE ACTIVITIES:** 7:30 AM - 5:00 PM Monday thru Friday; 8:00 AM - 3:00 PM Saturday. Job Site activities include materials deliveries and daily prep / setup. No Job Site activity is permitted on Sundays or Holidays:

New Years Eve<sup>1</sup>, New Years Day<sup>1</sup>, Memorial Day, July 4<sup>2</sup>, Labor Day, Thanksgiving Day and the following Friday and Saturday, Christmas Eve<sup>1</sup> and Christmas Day<sup>1</sup>.

1. If Christmas and New Year's Holidays fall on Saturday-Sunday, the following Monday shall be a Holiday.
2. If July 4 falls on a weekend, either Friday July 3 or Monday July 5 shall be a Holiday.

**COMMUNITY ACCESS:** An entry code will be assigned for access to the community. This entry code will only work during the above noted Job Site hours and will be terminated at the completion of the project.

**JOBSITE PARKING:** No street parking is permitted. Please contact the ARB for options for construction parking. Loading and unloading from the street is permitted, and must always leave one traffic lane completely unobstructed. No parking or standing is permitted adjacent to street islands.

**STORAGE:** All materials and equipment for the project are to be stored on the project site. No storage of equipment or construction materials will be permitted in any other location.

**PROTECTION OF EXISTING STRUCTURES / UTILITY EQUIPMENT:** It is the responsibility of the Lot Owner to ensure that the Contractor and Tradesmen protect all existing structures. Tradesman and material men shall be advised of the damage that can occur to the front entry gates, operating equipment, landscaping, irrigation piping, utility poles, exposed plumbing, wires, transformers, etc. The project's Lot Owner is responsible for correcting any project related damage.

**EROSION CONTROL:** Temporary swales and other sediment control methods must be installed and maintained to reduce run-off during the construction phase. This is critical along the street. On the water side, barriers must be installed to prevent sediment and materials from entering the mangroves or boat basin and to protect the seawall structure. The ARB will inspect regularly and may request actions be taken to correct issues.

**JOBSITE ENVIRONMENT:** The noise level of activities should be considerate to the neighbors nearby, loud activities should be minimized. Jobsite music shall be at a volume so as not to be heard outside the project property.

Construction remnants, debris and waste (including but not limited to dust, trash, discarded or scrap materials, dirt and nails) must be contained on the job site property. Any damage or cleanup required by non-compliance shall be the responsibility of the Lot Owner.

The worksite shall be maintained in an organized clean condition. Trash dumpsters are required to be located within the lot lines, off the street area. The jobsite restroom shall be maintained in a clean and sanitary manner. Any dirt, concrete spills or other debris on the street must be removed the same day.

**TRAFFIC CONTROL / SITE ACCESS:** The only access to / egress from Harbour Landings Estates is through the front entry gate. The entry to the development is narrow and difficult for tractor-trailers to navigate. See the HLE Community Information Sheet for a suggested truck entrance route into HLE. Traffic flow and safety are a major concern. If part of the street needs to be closed temporarily for a delivery or other activity, the Contractor must provide traffic control including traffic cones, personnel to direct traffic and/or signage. If the Association deems that inadequate methods are being used, the Lot Owner and/or Contractor will be expected to correct the situation immediately.

Because of the curved, narrow roads and restricted site lines, backing a vehicle down the street is not permitted. There are cul-de-sacs at both ends of Baypointe Terrace that are large enough for a full size tractor trailer to make a U-turn and shall be used to turn trucks around.

Only one access point to the construction site may be established. Random access cannot be allowed given street traffic and existing dwellings near the site. A subsurface such as rock or shell must be installed at this access point to minimize erosion and drainage into the street area.

**CONTRACTOR CONTACT INFORMATION:** The Lot Owner shall provide the name and all contact information, including a 24 hour phone number for the Project Manager responsible for the construction on the Project. The ARB will designate a point person for any Lot Owner / Contractor questions.

**CORRECTIVE ACTION:** If a notice has been given to take corrective action for any reason, the expectation is the necessary actions will be taken immediately and the correction will occur within 24 hours of notice. If this corrective action requires working outside of community standard Job Site hours, a request must be made and approved by the HLE Board of Directors to allow the work.