

HERON'S FOREST

The following are some of the specifics derived from the general requirements of: (1) the CC&R; (2) the AGs; and (3) the Conservation Easement to the FL EPA, that the ARC sends to property owners planning projects:

- All contractors performing external work in HF (includes transporting construction materials for interior projects) must be properly FL/County licensed and insured (\$3M is local government requirement).
- Before starting work, all Contractors must coordinate with the management company, show proper permits or other documentation to be in order, and obtain/use the contractor gate code [this assures that the management company is aware of the presence of contractors on the Association's property that is under managements oversight; lawn/regular-maintenance contractors need only register once; minor repair/maintenance work is excepted if under oversight of the owner; merchants delivering home furnishings/appliances and/or material for owner self-projects are excepted.)
- Before starting work (including material deliveries), all near or otherwise affected neighbors must be notified.
- Plans for work must describe how loud noises (jack hammers, saws, etc..) or dust clouds will be accomplished without unduly affecting neighbors.
- Before starting work, all utilities and communications in the common areas (13-ft wide grassy aprons of the 50-ft wide roadways) must be visibly flagged by the utilities/communications companies.
- All material must be stored inside the boundaries of the owners lot --- any material not concealed from street view must be for immediate use and debris cleared as soon as practical.
- Safety signs and barriers must be in place before start of work.
- No contractor vehicles may be parked on POA property (streets or parking lot) overnight.
- No construction equipment may be positioned on Association property (includes roadway aprons) without review and authorization by the ARC.
- Contractors must work in a manner so as not the block vehicular passage along the roadway at ANY TIME.
- Debris must be removed from the construction site in a regular manner so as to avoid accumulation during the project.
- No dumpsters or debris containers may be placed on Association property.
- Use of the nature trails is prohibited for vehicular or pedestrian access for construction [per the terms of the conservation easement with the State of Florida (the State EPA may impose severe fines for violations)].
- Material or debris must be securely contained to avoid any spillage on the Association roadways.