

RULES GOVERNING THE CONSTRUCTION AND RENOVATION  
OF HOMES IN THE COCOANUT BAYOU ASSOCIATION  
CBA BOARD APPROVED 8-17-11

PURPOSE:

Cocoanut Bayou Association is a private residential community, whose residents expect to enjoy a quiet, secure and undisturbed environment. Therefore, it is important that homebuilding be accomplished in a manner that is respectful of the expectations of the community. Also, Cocoanut Bayou Association's adjoining lands and residents enjoy the natural beauty of lush and mature trees and foliage. The Association asks all owners to respect existing trees in the planning and construction of new homes.

ENFORCEMENT:

Prior to the start of any site work or construction whatsoever within the Cocoanut Bayou Association, the Owner/Builder shall provide Cocoanut Bayou Association President with a signed acknowledgement and acceptance of these rules. It is the responsibility of the builder/owner to inform and enforce these rules with their subcontractors.

Any violation of these rules may result in the prohibition of the builder or subcontractor from the premises of the Cocoanut Bayou Association following written notice to the builder that said builder has 48 hours to remedy the violation and fails to do so.

RULES:

1. Work shall not commence prior to written approval by the CBA Board of Directors. Approved plans are not transferable.
2. Prior to construction, CBA will require from the Owner a \$2,000.00 Retainer Fee payable to CBA. Unspent funds will be returned to the Owner upon completion of the project.
3. CBA will require a Certificate of Insurance signed by the builder and owner. Private roads within CBA may also request a Certificate of Insurance signed by the builder and owner.
4. CBA will require a copy of Sarasota County approved building plans and job site plan number.
5. CBA will require copies of all permits and addendum to permits from builder/owner.

6. The builder/owner and any sub-contractors will be held responsible for any damages to CBA common property or private roads within CBA.
7. Construction vehicles, workman's vehicles and building supplies shall not be parked on CBA common property or private roads within CBA.
8. Storm water drains within CBA must not become clogged with construction debris and current storm water drainage on the property, must be maintained and operational at all times.
9. Construction is limited to the hours of 7:30am to 5:00pm Monday through Saturday. No construction shall be permitted on Sundays or holidays.
10. The job site shall be kept neat, orderly and clean at all times, at the expense of the builder/owner. Appropriate trash receptacles shall be maintained on the home site by the builder.
11. Portable toilets must be located on the construction site, so they are not visible from neighboring properties.
12. All applicable County, State and Federal building codes and regulations shall be met at all times. Building permits shall be obtained and posted at the work site as required.
13. Once authorized construction is approved by CBA Board of Directors, work must be pursued diligently and continuously.

The undersigned, being the responsible CBA property owner of record:

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OWNER

\_\_\_\_\_

DATE

A builder, certifies by his signature below that he has received and read these rules and understands that he or she is responsible for assuring compliance by his Company and all Sub-Contractors associated with this building activity within Cocoanut Bayou Association:

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BUILDER/CONTRACTOR

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DATE