

**BURNT STORE LAKES
PROPERTY OWNER'S ASSOCIATION, INC.
POLICY / PROCEDURE STATEMENT**

CLEAN SITE PROGRAM

Purpose: Growth in Burnt Store Lakes is made possible through good relations between the property owner, developer, contractor and residents of the Association. A majority of Contractors and Sub-Contractors effectively treat a job site as if it were next to their own home. However, with additional growth inevitable, construction is impacting many people and there are increasing complaints related to drainage and problems and litter both on and off the jobsites in addition to poorly kept job sites. Contractors are required to keep their site neat and organized. This is good business as many potential clients visit the neighborhood; a clean site while under construction will infer a quality home.

Scope: The BSLPOA Clean Site Program will deal with external areas of the jobsite related to litter and debris removal, vegetation maintenance and drainage. The BSLPOA will monitor the following:

1. Maintain portable toilets on each site per Charlotte County regulations.
2. Continuously maintain a proper dumpster on site per Charlotte County regulations (on the job site only – it is not permissible to place a dumpster on the neighboring lot or greenbelt for any reason). Scheduled removal of debris from the dumpster is mandatory; litter and debris shall not be allowed to escape or be blown from the dumpster. A proper dumpster is defined as one that has four solid sides and a bottom. It may not have wire sides or bottom.
3. All trash must be placed in the dumpster as it is generated. It may not be placed or stored on the ground.
4. The remains of all lunches, snacks or other meals must be immediately placed within an appropriate container to be removed by the Contractor and not left to become scattered.
5. Construction debris such as broken tiles, wood scraps and concrete block shall be REMOVED from the jobsite on a timely basis.
6. Orderly stacks or grouping of building materials shall be contained to the building site only.
7. All required silt fences must be maintained to prevent eroded dirt from entering canals, lakes and swales. Further all dirt piles or mounds shall require a silt fence to protect the swales, waterways and other developed lots.
8. A drainage path must be maintained in the swale between the home site and the road and/or water way to permit proper drainage. Contractors will

be required to repair any damage made to swales, greenbelt and vacant lots.

9. All vegetation shall be maintained throughout the duration of the project. Mowing and weed trimming is expected as appropriate.
10. Construction vehicles shall not be parked on or transgress private lots or greenbelt areas as convenient for the operator. Vehicles shall be parked along the roadway or easement whenever it is not possible to park at the job site.

Process:

1. If any of the above requirements are violated, the BSLPOA will telephone or inform the Contractor via facsimile of the nature of the violation together with a request to correct the problem.
2. If the condition is not corrected within 48 hours – 2 business days – the Association will hire the people and equipment necessary to correct the problem and direct them to do so.
3. The Contractor will receive a letter informing of the corrective action and the resultant cost of the corrective action.

Administration::

1. This program will begin **May 1, 2007**.
2. On or after this date, the Contractor is required to submit a SEPARATE refundable deposit of \$500.00 made payable to:

BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION
15500 Burnt Store Road, Suite A-102
Punta Gorda, Florida 33955

3. This check must accompany the plans and any other application fees that you may submit for approval. Without this deposit your plans will not be reviewed and you will not be able to begin construction.
4. The deposit money will be placed in a non-interest bearing account linked with the particular home site.
5. Upon submission to BSLPOA, of a Certificate of Occupancy for the particular home, the deposit will be refunded under the same entity that submitted the check.
6. If a violation occurred that was corrected by the Association, the cost of such corrective action will be deducted from the deposit being refunded.

The Board of Directors will review and vote on ALL matters of non-compliance going to the Attorney.

Adopted: April 4, 2006
Amended: April 10, 2007