

Cocoanut Bayou Association

Rules Governing the Construction and Renovation of Homes

Board Approved: August 17, 2011

Purpose

Cocoanut Bayou Association (CBA) is a private residential community where residents value a quiet, secure, and undisturbed environment. It is therefore important that all home construction and renovation activities are conducted respectfully and in a manner consistent with these expectations.

Our community is known for its natural beauty, with lush mature trees and foliage that contribute to its character. CBA asks that all owners take care to preserve existing trees whenever possible in the planning and execution of construction projects.

Enforcement

Before any site work or construction begins within Cocoanut Bayou Association, the Owner/Builder must provide the CBA President with a signed acknowledgement and acceptance of these rules.

The Owner/Builder is responsible for informing all subcontractors of these rules and ensuring their compliance.

Violations may result in the suspension of construction activity or the removal of a builder or subcontractor from CBA property if, after written notice, the violation is not remedied within 48 hours.

Rules

1. Board Approval Required

Work shall not commence prior to written approval by the CBA Board of Directors. Approved plans are not transferable to another party.

2. Retainer Fee

Prior to construction, the Owner must provide CBA with a \$2,000.00 Retainer Fee. Unused funds will be refunded upon completion of the project.

3. Insurance Requirements

A Certificate of Insurance signed by both the builder and the owner must be provided to CBA. Private roads within CBA may also require this certificate.

4. County-Approved Plans

CBA requires a copy of Sarasota County-approved building plans and job site plan number.

5. Permits

Copies of all permits, including any addenda, must be provided by the builder/owner.

6. Liability for Damage

The builder/owner and all subcontractors are responsible for any damage to CBA common property or private roads.

7. Parking

Construction vehicles, workmen's vehicles, and building supplies may not be parked or stored on CBA common property or private roads.

8. Stormwater Drainage

Storm drains must remain free of debris, and existing stormwater drainage systems on the property must remain functional throughout construction.

9. Construction Hours

Work is limited to **7:30 AM – 5:00 PM, Monday through Saturday.**

No construction is permitted on Sundays or holidays.

10. Site Cleanliness

The job site must be kept neat, orderly, and clean at all times. Builders are responsible for providing and maintaining appropriate trash receptacles.

11. Portable Toilets

Portable toilets must be placed discreetly so they are not visible from neighboring properties.

12. Compliance with Codes

All County, State, and Federal building codes and regulations must be followed. Required building permits must be obtained and posted at the job site.

13. Continuous Progress

Once construction is approved by the CBA Board, work must be pursued diligently and without unnecessary delay.

Acknowledgement

Owner Acknowledgement:

I, the undersigned, am the responsible CBA property owner of record and acknowledge that I have read, understood, and agree to comply with these rules.

Owner: _____

Date: _____

Builder/Contractor Acknowledgement:

I certify that I have read these rules and understand that I am responsible for assuring compliance by my company and all subcontractors working on this project within Cocconut Bayou Association.

Builder/Contractor: _____

Date: _____
