

APPENDIX 5

GENERAL RULES FOR ALL AVILA CONTRACTORS & SERVICE PERSONNEL

The following rules apply to all contractors and service providers and their employees and agents while on the premises of Avila. Violations of any rule(s) may result in penalties, including fines and suspension of access to the Avila subdivision, thereby making it no longer possible to work in the subdivision.

1. All contractor personnel are required to enter and leave through the designated Construction Gate located at 16602 Seeley Road.
2. The Construction Gate will be open from 7:30 a.m. until 5:30 p.m., Monday through Friday. It is closed all day on Saturday and Sunday, and certain holidays. Service vehicles may enter through the other gates on Saturday; ONLY quiet work is permitted. All equipment and delivery vehicles must enter and leave during these hours. If exigent or special circumstances require the moving of equipment or deliveries when the Construction gate is closed, arrangements may be made by calling Security at 813-961-3483. However, at no time will heavy construction vehicles (concrete, truss, block, sod) be allowed through the Lake Magdalene Gate. There are height and width limitations. As a matter of routine scheduling, there will be no work performed and the construction gate will be closed on Sundays or certain designated holidays. However, the Association may make reasonable exceptions for inside work under special circumstances.
3. Sand and any debris from the construction site shall be removed from the street DAILY.
4. Contractors are required to always keep their job sites in a neat and clean condition. Trash and discarded materials must be removed or placed in approved dumpsters or other approved containers daily. Stockpiling of building material on adjacent lots or on streets is not allowed. Trash not removed or contained as required will cause the job to be shut down until job site is brought up to standards.

A: Full dumpsters must be emptied in a timely manner.
5. Contractors will use only the utilities provided on the immediate site on which they are working.
6. Portable Sanitation Devices must be green and the location thereof must be approved by the Architectural Review Committee. Appropriate screening will be required.
7. The roads within the community are privately owned. Therefore, some roads are narrower than others making it difficult to navigate larger trucks through parts of the community. Contractors and residents are responsible for following appropriate

procedures to avoid damaging property. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, etc. and shall be reported to security immediately. The damage will be repaired by Avila and any cost will be billed to the responsible contractor.

8. All traffic safety rules and posted speed limits must be obeyed. Traffic safety violations may result in penalties ranging from \$25.00 to \$100.00 an occurrence up to suspension of driving privileges in the community.

9. The washing of vehicles at construction sites is prohibited. Concrete delivery trucks may be washed out, but only on the construction site, not on the street or neighboring property. The contractor will be responsible for the removal of concrete residue resulting from the wash.

10. Operators of delivery vehicles will be responsible for any spills within Avila, and if spillage of a load occurs, operators are responsible for cleanup. Cleanups performed by Avila personnel will be billed to responsible party. All spills should be reported to security immediately.

11. If you cut any telephone, cable TV, electrical, water, etc. lines, it is your responsibility to report and repair such an accident to the security personnel within 30 minutes.

12. Avila has a program of vehicle search that provides for the inspection and/or search of all vehicles arriving and leaving the Avila property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if requested, will not be allowed within Avila in the future.

13. All personnel working in Avila are to ensure that they keep all areas in which they work, or travel through, free of discarded materials, such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

14. No radios, tape players or other audio devices are permitted on work sites.

15. No short cuts across the golf course are allowed. Any contractor working on or adjacent to the course must have a full-time golf employee show them paths of access and egress.

16. Work on a site that would be considered disturbing to neighboring residents or the community in general, such as land clearing, the use of rivet guns, power saws, lawn movers, etc. should be scheduled to take place during reasonable day time hours, Monday through Friday, so as not to infringe on the rights of residents to enjoy peaceful evenings, early morning, and weekends. Such work should not be scheduled for a Saturday. Avila Security shall have the unrestricted right to determine if construction activity is creating an unreasonable disturbance and if so order the activity to cease

immediately. If the contractor disagrees with the decision of Security, an appeal may be made to the Executive Director of the Avila Property Owners' Association. The Executive Director will make every reasonable attempt to resolve the issue in a timely fashion, however in the interim, the decision of Security remains in effect.

No contractors or their employees may remain on the premises after the Service Gate is closed and outside work may not be done before or after 8:00 a.m – 5:30 p.m. Monday thru Friday & 8:00 a.m. – 4:00 p.m. on Saturday. Saturday work is limited to quiet activity-no outdoor noise or other disruption will be allowed on Saturdays.

17. All contractor vehicles must be parked on the property on which the house is being constructed. Contractor vehicles or those making deliveries may not be parked on the street. If at some point during construction parking on the lot will be physically impossible, contact the Supervisor of Security beforehand to make other arrangements. No motorcycles/motor bikes, etc. are allowed in Avila.

Vehicles (trucks, vans, cars, etc.) may not be left in the subdivision overnight. Construction equipment may be left on the site while needed, but must not be on the streets. Vehicles left on the streets will be towed away at owners' expense.

18. Fishing in the lakes of Avila by any contractor personnel is strictly prohibited at all times.

19. No signs or advertisements are allowed on any site. The exceptions being 1.The owner and/or builder's name and site address may be displayed on the approved permit box in order to facilitate deliveries and accommodate workers attempting to locate the site and 2. During the period of active construction, no more than two signs announcing "No Trespassing on a construction site" may be posted consistent with Florida Statute. Such signs shall be professionally printed, shall not exceed 14" x 22" in dimension and shall be placed no closer to the street than 20 feet. No telephone numbers, realtor's name, or other advertisement will be allowed.

20. Only bona fide workers are allowed in the subdivision. Anyone driving an employee to a site must not remain on property unless they are actual employees of sub-contractor.

21. Contractor personnel are not permitted to bring pets on property.

22. Prime contractors and owners/supervisors will be held responsible for the conduct/actions of their employees in Avila. They are responsible to see that all discharged employees leave the Avila property immediately.

23. Workers must travel to and from the work site by the most direct route. They shall

not digress throughout the community for sight-seeing or any other purpose. Solicitation within the community is not allowed.