

# WYNDEMERE HOMEOWNERS ASSOCIATION, INC.

## CONTRACTOR RULES & REGULATIONS

For the purposes of these Rules & Regulations, a “Contractor” is defined as follows: An individual or company providing specified services to Wyndemere residents, including, but not limited to, general contractors, window installers, plumbers, carpenters, roofing companies, electricians, air conditioning companies, landscaping companies, pool companies, brick layers, fence companies, painters, flooring companies, handymen, and pressure cleaners.

The following service providers shall not be considered a “Contractor” for the purposes of these Rules & Regulations: any interior, non-construction-related service provider including, but not limited to, cleaners, home watch, caterers, food, and beverage servers, domestic or healthcare-related help, pet walkers, and telephone/internet providers.

### CONSTRUCTION AUTHORIZATION/APPROVAL

Many projects e.g., new roofs, changing the color of your home, new additions, etc. require the approval of both the neighborhood and Master association’s Architectural Review Committees. Please be sure to submit an ARC application and any supporting documentation for approval prior to starting your project(s).

### CONSTRUCTION HOURS

Monday through Friday	7:00 AM to 5:00 PM
Saturday	8:00 AM to 5:00 PM
May through September	7:00 AM to 6:00 PM
*Monday through Saturday	8:00 AM to 5:00 PM Cypress Commons & Courtside Commons (year-round)

**No Sundays or Homeowners Association designated Holidays\*\*** (unless it is an emergency, i.e., air conditioning failure, sudden roof leak, plumbing failure, etc.)

### PARKING

All Contractors must park construction vehicles in their customer’s driveway in order to allow for the free flow of traffic and emergency vehicles. If unable to park in driveway, vehicles may park horizontally with two wheels on the grass and two wheels on the roadside curb in the direction of traffic. Parking is prohibited within any “S” curve. Parking where an island exists is not allowed on the roadway around the island, nor within 30 feet of the roadway approach to that island. Parking is also prohibited within 25 feet of any hydrant. Under no circumstances should vehicles ever block a street or park in a cul-de-sac or where double yellow lines exist, potentially interfering with emergency vehicle movement.

Parking on all streets within the Wyndemere communities shall be on one side of the street only. The side selected for the vehicle parking will be alternated by the month. For instance, in January (month number 1), parking will be on the odd numbered side of the street. In February, it will be on the even side and so on throughout the year, changing each month.

### DIGGING

Contractors must contact 811 and the Homeowners office prior to digging so that underground utility and irrigation lines can be identified. The Contractor is responsible for repairs in the event of damage to these lines.

### CONSTRUCTION TRAILERS/EQUIPMENT/DUMPSTERS

No equipment/trailers are allowed to remain in neighborhoods or on any roadway in Wyndemere overnight.

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(Continued)

Please contact the Homeowners Association to make arrangements to store them in the Maintenance area. Dumpsters are permitted provided they are parked in your customer's driveway or yard. Dumpsters are not permitted on the roadways. Dumpsters must be emptied regularly. Pond Apple requires ARC approval for dumpsters; please contact the Homeowners office for an application. Note: Temporary use of waste collection, trailers, or storage receptacles, during interior construction, may be used outside the residence on the driveway for a period not to exceed three (3) days unless additional time is approved in advance by the ARC.

### PORTABLE TOILETS

Portable toilets are permitted at the site of construction and are to be emptied regularly.

### CONTRACTOR IDENTIFICATION SIGNS

Work permit boards are permitted. Signs soliciting your business are not permitted and will be confiscated and disposed of.

### CONTRACTOR PERSONNEL

Contractors' employees must remain in the vicinity of the project they are working on. No pets permitted. Residents must provide the Privacy Gate a list of the General Contractor and all sub-contractors performing the work with the estimated dates of completion. Contractor personnel are not to malingering or loiter within the community and must exit property no later than 5:00 p.m. unless there is an emergency situation that could not be dealt with effectively at a later time. Shirts must be worn at all times.

### CONSTRUCTION DEBRIS

All construction debris must be removed and disposed of by the Contractor outside of Wyndemere property. Nothing is to be left behind for owners to discard. Dumping in the Maintenance Area is prohibited.

### SPEED LIMITS

All vehicles must obey the posted 15, 20 and 25 MPH speed limits in Wyndemere, which are strictly enforced. Larger vehicles are encouraged to proceed slowly and with extreme caution through the Wyndemere Community.

### NOISE

Music which can be heard from outside a customer's residence is not permitted. When working outside a residence adjacent to one of the golf courses, every effort should be made not to disturb the play of golfers.

\*\*Designated holidays are:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving
- Christmas