

ACC

After Market Construction Addendum

The undersigned acknowledges that they have read and agree to abide by all conditions below. They also understand that until a signed ARCHITECTURAL CHANGE APPROVAL LETTER is received, no work may commence. A One Hundred Dollar per day fine will be charged to the Homeowner for each day work has commenced prior to receiving ACC approval.

1. Contractor is required to notify the Association two days prior to work commencing to confirm all Association requirements are understood and will be met.
2. Contractor is required to provide a copy of current business license and proof of insurance and to name the Association as additional insured. This requirement applies to all sub-contractors also performing services on the property.
3. All pavers on the subject lot that may need to be removed or reset during or after construction are the sole responsibility of the homeowner.
4. The homeowner is responsible for contacting Association's irrigation maintenance company to cap off all irrigation lines underneath the pool/enclosure/patio deck area. Any irrigation that is damaged during construction, restoration is the sole responsibility of the homeowner. Contractors may NOT use their own irrigation company.
5. If a pool heater is installed it must have hedge material (e.g.: Eugenia, Viburnum or Hibiscus bushes) installed around the heater to make it less visible for neighbors. Bushes must be thirty inches (30") high and eighteen inches (18") on center at installation and maintained at 42" high thereafter. Pool heaters may not exceed 48 inches in height from top of pad.
6. It is the responsibility of the Homeowner to restore the entire lot including the lake bank to a proper grade and slope for storm water run-off after completion. The Association will not be responsible for water intrusion nor drainage issues resulting from an after-market pool, screened enclosure or patio installation. Homeowner is responsible for all drainage, flooding and grading issues.
7. Silt fencing must be installed and inspected by the Association prior to work commencing, and must be installed around the perimeter of the construction site to protect neighboring units and the environment, and must be maintained in proper working condition throughout construction.
8. A four foot safety fence must be installed around all excavated holes when not working on project.
9. The homeowner must restore all sod and landscaping to its original condition and a detailed landscaping plan must be submitted along with the Architectural Change Form to show the new location and type of plants to be installed on the lot.
10. A Twenty Five Hundred Dollar (\$2500.00) deposit for common area damage will be required from any owner installing or constructing an after-market pool, screened enclosure, patio or any other excavation work. The deposit balance is refundable when Association Manager confirms that all roadways, lake banks, sidewalks and landscaping are restored to the original state.
11. Homeowner is responsible for contacting SSOCOF (Sunshine State One Call of Florida) dial 811 or 1-800-432-4770. "Call before you Dig-it's the Law", in order to identify any utility lines or fiber optics in the path of excavation. Emergency Services to the community may be impaired or interrupted if lines are cut or damaged. Please allow 3-5 business days for response.

If, for any reason, landscaping, bank grade, roadways or walkways are not fully restored, the security deposit will be used for any costs incurred and any additional costs outside of the \$2500.00 will be assessed against the Unit owner.

Owner's Signature(s) _____ Date _____

Contractor(s) _____ Date _____