

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.
9456 Highland Oak Drive; Tampa, Florida 33647
(813) 991-4818 Fax (813) 991-5809
HGCA@huntersgreen.com

CONTRACTOR RULES AND REGULATIONS

Article III, Section 2(B) (1) of the Hunter's Green Declaration of Covenants, Conditions and Restrictions (the "Declaration") empowers the Board of Directors to adopt rules and regulations for the community. Given the number of contractors who provide services to members of the Association, the Board of Directors has adopted this list of Contractor Rules and Regulations.

Any entity or individual who violates these rules and regulations is subject to sanctions as provided by the Declaration, including, but not limited to, fines and penalties. All members are responsible for the conduct and actions of Contractors they have employed or Contractors that they have invited into the community. Any Contractors found to have violated these rules and regulations or the Hunter's Green Declaration of Covenants, Conditions and Restrictions may be denied access to Hunter's Green in the future.

The term Contractor shall mean and include any and all persons, entities, corporations and businesses of any kind whatsoever, including their officers, directors, employees, independent contractors, subcontractors, material suppliers and agents, who provide construction, design, painting, excavation, landscaping or other similar services.

ACCESS: Contractors that have more than one customer in Hunter's Green may purchase a bar code label from the Association office for purposes of entering the community. All other Contractors must register with the attendant at main entrance prior to entering the community.

ALCOHOL: Contractors may not transport, possess or consume alcohol or drugs in the community at any time.

ALLIGATORS: Contractors shall not feed or disturb alligators in the community.

ANIMALS: Contractors shall not feed or disturb domesticated pets or wild animals in the community.

DAMAGE: Contractors shall be responsible for any and all damage to common area property.

DRESS: Contractors shall dress in appropriate attire. Contractors shall wear a shirt and shoes at all times while in the community.

HOURS: Contractors may only be present in the community when performing services and when traveling to and from the property where services are to be performed. Except in an emergency situation, no construction activity other than work to be performed on the inside of a Residential Unit which is enclosed or delivery of construction materials shall be permitted between the hours of 7 p.m. and 7 a.m. of the following day or on a Sunday, Thanksgiving Day and December 25.

For purposes of this Section, an emergency shall mean circumstances or conditions that threaten life, safety or personal property or the interruption of an essential service or utility. Heritage Oaks: The same restrictions apply as well as the following: Contractors may only perform services in Heritage Oaks Monday through Saturday from 7:00 a.m. to 5:00 p.m. and no exterior work may commence before 9:00 a.m.

LAKES: Contractors may not enter lakes, water hazards or other waterways in the community. Fishing and swimming in lakes, water hazards and other waterways in the community is strictly prohibited.

LANGUAGE: No obscene or abusive language is permitted in the community.

LITTER: Contractor shall be required to make daily cleanup and any final project cleanup subject to the Owner's approval, as well as the approval of Hunter's Green Community Association, Inc. For large projects, Hunter's Green Community Association, Inc. may require a trash bin to be placed at the worksite. In no event may Contractors litter in the community.

NOISE & MUSIC: Contractors shall minimize disruptions to all Hunter's Green residents, tenants and their guests. Contractors shall limit unnecessary noise as much as possible, including the use of radios, construction equipment, remote telephones, and all unnecessary noise producing devices.

LOITERING: Contractors shall not loiter at any time, and Contractors shall be limited to the property where work is to be performed, unless traveling to and from the worksite.

SIGNS: The only signage permitted is the permit board, which shall include a copy of government permits, approved plans and notice of commencement. Heritage Oaks signage is subject to specific criteria that is provided to the builder and Owner.

SOLICITING: No soliciting is permitted at any time.

TRAFFIC & CRIMINAL LAWS: Speed limits, traffic laws and criminal laws are enforced by the Tampa Police Department. Hunter's Green Community Association, Inc. has zero tolerance for speeding, traffic law and criminal law violations. Violators of speed limits, traffic laws and criminal laws will be prosecuted to the fullest extent of the law.

VEHICLES: No vehicle, trailer or equipment of any kind may be left on any property, worksite, or street in the community after 7:00 P.M.