

NORTH SHORE AT LAKE HART HOMEOWNERS' ASSOCIATION, INC.

CONSTRUCTION POLICY

PURPOSE: To implement reasonable rules governing construction in North Shore at Lake Hart Homeowners Association, Inc. and the Association's private property located at 9339 North Shore Golf Club Boulevard.

AUTHORITY: Declaration of Covenants, Conditions and Restrictions for North Shore at Lake Hart, Bylaws and Article of Incorporation of the Association and pursuant to Florida Statutes governing Homeowners Associations and Orange County building permit(s).

EFFECTIVE

DATE: **August 3, 2022**

RESOLUTION: The Association hereby adopts the following construction policy, for new homes, and for renovations and additions on existing properties where the estimated costs exceed \$50,000 and for all pools, screen enclosures, patios, lanais, outdoor kitchens, and any other construction on existing properties where the ARB committee deems it requires professional guidance. This policy is in addition to any other rules governing construction which can be found in other rules and governing documents.

I. CONSTRUCTION MATERIALS AND EQUIPMENT

The lot owner(s) and the owner(s) agents/contractors may not store construction materials or equipment on a lot for a period exceeding thirty (30) days without any construction activity occurring. If such materials or equipment violate this provision, the Association may remove such materials and/or equipment. The Association may maintain a lien for the expense and costs incurred in such removal. In the event of impending hurricanes all materials and equipment must be completely removed or safely secured.

II. CONSTRUCTION GUIDELINES

A. Home construction activity pursuant to a current Orange County building permit may occur Mondays through Fridays, between the hours of 7:00 AM and 7:00 PM, excluding federal holidays.

B. Upon the request of the ARB, homeowners must provide a fixed timeline for construction from the time of approval to time of completion pursuant to the ARB guidelines. Any failure to follow the approved ARB timeline shall result in a Compliance Violation which may result in a \$1,000 fine issued by the Association for each violation as determined by the Compliance Committee unless there is an extension provided by the ARB committee.

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- C. Association staff and, as determined by the ARB, a qualified licensed professional will complete site inspections of construction each time a new or amended ARB application is filed and periodically, as determined by the ARB, throughout the project timeline and at the end of the project to ensure the home matches the submitted ARB applications (as approved by the ARB) including but not limited to a thorough review of the plans using the CC&R's and based on a visual review of all comparable homes to make sure the house and/or additions to the house fits on the lot physically as well as aesthetically in the neighborhood with regard to all aspects.
- D. All costs for the inspections and expert review will be borne by the homeowner to be paid with an up-front deposit based on the professional's estimate, periodic payments as determined by the Association and a final payment prior to final ARB approval. All fines that have been posted to homeowner ledgers as well as all administrative fees, interest, late fees and legal fees must be paid prior to final ARB approval.
- E. All construction vendors should park vehicles pursuant to the parking policies. It is the homeowner's responsibility to make sure the vendor is aware of all applicable policies and procedures that apply to their vendors.
- F. Construction vendors must maintain a clean lot and street during construction at all times and homeowner will be responsible for any damages to common areas due to construction activities.

III. VIOLATION

Violation of any of the above rules shall result in a Compliance Violation and may result in a fine issued by the Association of \$1,000.00 for each violation as determined by the Compliance Committee.