

NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.

VENDOR CODE OF CONDUCT

TO: Any and all vendors entering the North Shore at Lake Hart Homeowners Association, Inc. subdivision property to provide services and /or products to residents and/or Association of North Shore at Lake Hart Subdivision, hereinafter referred to as "North Shore".

EFFECTIVE: October 9, 2018. The following code of conduct will be required of all vendors entering the North Shore at Lake Hart subdivision property to provide services and/or products to the residents and Association of North Shore at Lake Hart Subdivision. Failure to comply with the provisions herein will result in you and your company, firm, corporation, employees and agents being prohibited from entering upon North Shore at Lake Hart Subdivision property. Any losses or damages incurred from such refusal of entry will be at the expense of the vendor and resident.

Vendor Registration

- All vendors entering North Shore property shall register with the Association at the address above to obtain a gate card. Only one (1) gate card will be issued per vendor. A \$25.00 fee will apply for replacement gate cards.
- All vendors entering North Shore property shall comply with the Parking Policy below.
- All vendors, whether hired by the Association or a resident of North Shore must have an active business license to do business in the State of Florida and be insured. Any unlicensed and/or uninsured vendor discovered performing services or selling products on North Shore property will be permanently banned from North Shore property and immediately reported to the authorities.
- Only the vendor assigned to the gate card may use that gate card. Any violation of this policy will result in suspension and/or permanent revocation of the vendor's entrance privileges on to North Shore property.
- Vendors shall not engage in any solicitation of any kind while on North Shore property.
- All vendors must provide proof of their employment status, either employee or independent contractor as defined by the Internal Revenue Service to the Association prior to obtaining a gate card and are responsible to report any changes in such status thereafter.
- All Vendors must have current and valid proof of insurance on all motor vehicles at all times when entering North Shore property. Any uninsured vendor owned or leased vehicle discovered on North Shore property will result in that vendor's entrance privileges being permanently revoked. Any and all damages incurred by such revocation will be the responsibility of the vendor and the resident.

Parking Policy

Any and all vendors acknowledge receipt of the attached Parking Policy for North Shore and agree to abide by all of its provisions.

Enforcement

1. The Property Manager or others designated by the Board of Directors are responsible for identifying vehicles improperly parked on one way or two way streets as noted above.
2. Vehicles improperly parked will be towed at the vendor's expense.
3. Vehicles owned by vendors that are not registered with the Association to provide services and products within North Shore Subdivision will be towed at the vendor's expense.
4. Vehicles owned by vendors that have had their entry privileges revoked or suspended will be towed at the vendor's expense and the vendor shall be trespassed from the Property.

Work Area Cleanliness

1. Vendors will keep their work areas clean and free of debris at all times.
2. Any damages caused by a vendor to the sidewalk, road or right-of-way to include cracking, staining or items left in the roadway or right of way or sidewalk such as trash, construction materials, landscaping materials or spilled/liquid construction materials must be thoroughly cleaned by the vendor on a daily basis. In the event that the Association or resident has to clean up after the vendor in any of the above mentioned situations, the vendor's gate card will be revoked/suspended until the vendor has reimbursed the resident and/or Association for the cost of that cleanup. This paragraph in no way limits or prevents the Association or residents from seeking legal action against such vendors for such damages.
3. Any damages caused by any vendor are to be reported to the Association by the vendor immediately.

All vendors are otherwise required to comply with all State and local laws, failure of such could result in revocation of the vendor's gate card and entrance privileges into the North Shore at Lake Hart Subdivision.

Resident name

Resident address

Vendor Name

Vendor address

I have read this Agreement and agree to the terms and conditions.

Vendor signature

Date