

ROTONDA WEST ASSOCIATION'S CLEAN SITE PROGRAM

INTRODUCTION

In recent years, Rotonda West has been a fast-growing community in Southwest Florida. This growth has been made possible in part through the good relations between the developer, contractors, residents, and the Association. The vast majority of contractors and subs working here in Rotonda West are thoughtful and treat a construction area as if it were next to their own home. However, with more contractors and more construction taking place in the midst of established neighborhoods, construction is impacting more people and there are increasing complaints about drainage problems and litter both on and off construction sites. You are encouraged to keep your site neat and organized. This is good business, as many potential clients will visit your homes while under construction and will infer that a neat and organized site will mean a quality home.

SCOPE & REQUIREMENTS

The RWA Clean site Program requires you to do the following:

- 1) Maintain portable toilets on each site per Charlotte County regulations.
- 2) Continuously maintain a dumpster on site from the time the slab has been poured until a Certificate of Occupancy has been obtained. This **must** be a solid sided dumpster with a bottom – it may not have wire sides or wire bottom.
- 3) All trash must be placed in the dumpster as it is generated. Trash **may not** be placed or stored on the ground.
- 4) Dumpsters must not be filled over the top plane of the container. This is necessary to prevent the blowing wind from scattering litter and debris.
- 5) The remains of all lunches, snacks or meals must immediately be placed within the dumpster, not left in place to become scattered.
- 6) All required silt fences must be maintained to prevent eroded dirt from entering canals and swales.
- 7) A drainage path must be maintained in the swale between the home site and the road to permit proper drainage.
- 8) Additionally, all sites must meet the Deed Restriction requirements of Rotonda West Association, some of which are listed on page 3 of this document.

FUNCTION OF PROGRAM

- 1) If any of the above requirements are violated, the Rotonda West Association will telephone your office and inform you of the nature of the violation together with the request that you correct the problem.
- 2) If this condition has not been corrected within 48 hours, the RWA will hire the people and equipment necessary to correct the problem and direct them to do so.
- 3) You will be sent a letter informing you of our corrective actions and the cost of these actions.

ADMINISTRATION

4) You are required to submit a SEPARATE deposit of \$1,000 made payable to:

ROTONDA WEST ASSOCIATION

- 5) This check must be made payable to Rotonda West Association and mailed to its office at 646 Rotonda Circle, Rotonda West, FL 33947.
- 6) The money will be placed in a non-interest-bearing account linked with that particular home site.
- 7) Upon obtaining a Certificate of Occupancy for the particular home, submit a copy to the Rotonda West Association at the above address and \$500.00 of your deposit will be refunded to the same entity that submitted the deposit check, if the site has met the requirements of the Clean Site Program.
- 8) If you have had a violation that the Association was forced to correct, the cost of such corrective actions will be subtracted from the portion of the deposit being refunded.

Thank you for your cooperation. If you have any questions, please call our Manager at (941) 697-6788.

For the Board of Directors

Derrick Hedges
Manager



NEW CONSTRUCTION COMPLIANCE (CLEAN SITE) Checklist

- 1) **Site Screening – Section 18. TRASH – GARBAGE – OUTSIDE EQUIPMENT:** Except on the day immediately preceding the day of collection and the day of collection, trash containers shall be kept either inside the garage or within a site-screened area. Bottled gas tanks, swimming pool equipment, sprinkler pumps, generators, and any other similar outdoor equipment, excluding air conditioning units and pool heaters, shall be placed in a site-screened area so that they shall not be **Visible**. Lattice panels may not be used for site screening.

Visible is defined as “With respect to any object or physical thing, said object or physical thing is visible from the street to a person standing at the finished grade of the street.” If plants are used for site screening the plants must be mature enough to immediately screen the object (s).

- 2) **Sodding and grading the canal bank areas, Docks, Landscaping & Irrigation pipes** – Refer to the RWA website “Grade for Canal Bank” schematic requiring a 4 to 1 slope and instruct the homeowner of their responsibility to maintain the canal bank after construction (see RWA Deed Restrictions Section 19 MAINTENANCE AND IMPROVEMENTS WITHIN THE CANAL AREA).
- 3) **Basic landscaping** must be installed such as front elevation flower or planting beds and trees. No empty mulch beds or plain sod in lieu of plants, flower or trees will be acceptable. There is no Developer “landscape wheel” or landscape guidelines.
- 4) **Fencing** – Builder/Contractor installed fences must comply with the RMC guidelines Section 8.
- 5) **Maintaining a Clean Site** – A dumpster is required for every project. The dumpster and the portable toilets must be physically located on the project lot. Throughout the construction process all abutting vacant properties must keep clear of all construction debris. All grass and weed growth shall not exceed a height of eight (8) inches during construction.
- 6) **Inspections & Deposits** – The Builder/Contractor is responsible for providing Rotonda West Association, Inc. with the Certificate of Occupancy as soon as it is issued by the County. The CO will cause the Association to inspect the project to determine compliance with the New Construction Program and Clean Site issues. The “project” includes work accomplished by all contractors during the construction period including pool contractors, irrigation contractors and site contractors. Any fees and/or deposits unclaimed after six (6) months from the issuance of a CO will be retained by the Association.

www.rotondawest.org

646 Rotonda Circle · Rotonda West, Florida 33947 · (941) 697-6788 · Fax: (941) 697-0788

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Clean Site Program 11/2021 Page 3 of 4



New Construction compliance and clean site deposit program

- 1) Deposit checks are to be submitted directly to the RWA office (646 Rotonda Circle).
- 2) Each Construction project requires a separate \$1,000, deposit regardless of the number of projects undertaken by any one individual builder.

For each application approved by the Developers NCC (New Construction Committee), the NCC will provide to the RWA, accurate and complete, names, addresses, phone numbers and emails of the builder and the property owner.

- 1) The RWA will send an invoice and a copy of this policy letter to the builder and homeowner stating the requirements for a \$500.00 refund of the \$1,000 deposit. This mailing will also include the Deed Restrictions and By-Laws.
- 2) Deposits that are not paid within 30 days will incur interest charges and may incur other penalties as well.
- 3) Immediately upon completion of the construction project the builder must submit a copy of the *Certificate of Occupancy* to the RWA office.
- 4) The RWA will inspect the property for compliance. If there are no Deed Restriction Violations, the applicable amount of deposit will be immediately refunded to the depositor. If there are any Deed Restriction Violations, the normal enforcement policy will be implemented, and a \$100.00 “re-inspection” fee will be deducted from the deposit for each re-inspection until the project is brought into compliance. Upon compliance satisfaction the balance of the deposit will be refunded.

It is incumbent upon the Property Owner to know the Deed Restrictions

The purpose of the program is to ensure that homes built in Rotonda West, DO NOT have “*built-in*” Deed Restriction Violations.

Property Owners: Be certain that the builder is building a compliant home.

Builders: Protect your customers from fines by building a compliant home.

Hints: Be a good neighbor.

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Clean Site Program 11/2021Page 4 of 4