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## ARR Appendix A Project Stipulations (STIPS) (Revised May 10, 2021)

1. **General Work Requirements.** Project Stipulations (STIPS) are part of the ARR and apply to all approved Homeowner construction and/or landscaping projects undertaken in Vitalia at Tradition.
  - 1.1. **Call before you Dig.** Avoid hitting underground utility lines and facilities by calling “811” before you start digging.
    - 1.1.1. This is a free service and is Florida State law enforced at the Federal level.
    - 1.1.2. When requested, appropriate Florida state utility company technicians will mark the location of underground pipes and utility lines around your proposed project site.
  - 1.2. **Resolution of Issues.** Issues resulting from any aspect of a Homeowners’ approved project are the responsibility of the Homeowner and must be resolved at the Homeowners’ expense. Examples of issues resulting from an approved project include:
    - 1.2.1. **Site Drainage.** Any alteration of a properties grade which restricts site water runoff and/or diverts water onto neighboring properties are the Homeowners’ responsibility and must be resolved at the Homeowners’ expense.
      - 1.2.1.1. Swales located between homes are intended to move water away from residential sites and prevent flooding. They must be kept clear of plantings, curbing and/or equipment which impedes or blocks water run-off.

- 1.2.1.2. All work in sideyards must remain a minimum of 2'-0" from the centerline of swales, this includes landscaping, and curbing. Generator and/or air conditioning pads may be located closer but cannot impede drainage.
  - 1.2.2. **Sprinklers.** The addition, replacement, relocation and/or adjustment of all sprinklers required for an approved project are the Homeowners' responsibility and at the Homeowners' expense.
  - 1.2.3. **Debris.** Removal of debris and/or excavated dirt is the Homeowners' responsibility and at the Homeowners' expense.
  - 1.2.4. **Mulch.** Replacement of mulch is the Homeowners' responsibility and at the Homeowners' expense.
    - 1.2.4.1. Only approved mulch types may be used in any planting bed or garden within Vitalia.
    - 1.2.4.2. Mulch must be dark cocoa brown.
    - 1.2.4.3. Rock or stone mulch must be a muted earth tone color.
  - 1.2.5. **Damaged Sod.** Replacement of killed or damaged sod is the Homeowners' responsibility and at the Homeowners' expense.
    - 1.2.5.1. When replacing sod, you are advised to roll the new sod firmly against the soil underneath.
- 1.3. **Postconstruction Landscape.** It is the Homeowners' responsibility to return the landscaping of surrounding areas to their preconstruction condition as soon as the Homeowners' project is complete.
  - 1.3.1. Homeowners must receive permission from the owner of neighboring property(s) prior to moving equipment or materials across a neighboring property.
  - 1.3.2. Homeowners must restore the neighboring property to its preconstruction condition as soon as construction is complete.
- 1.4. **Projects requiring the use of heavy equipment.** The Homeowner must submit a deposit of \$3000.00 with their application.
  - 1.4.1. The deposit will be refunded within 10 days after completion of the project and with ARC certification that no damages to common areas and/or streets occurred as a result of the contractors' work.
  - 1.4.2. Checks should be made payable to Vitalia at Tradition Residents Association, Inc.
- 1.5. **Property Lines.** All landscaping, curbing, and construction must remain within the Homeowners' property lines and must not encroach on common areas, or neighboring properties.

- 1.6. **Screen New Equipment:** Equipment (generators, pool filter and heating equipment, and/or air conditioning equipment) must be landscaped and screened from view from the street and from neighboring properties.
2. **Construction Activities.** The following provisions govern all construction and/or landscaping activities within Vitalia at Tradition.
  - 2.1. **ARR's.** All construction and/or landscaping activities must comply with the ARR's.
  - 2.2. **Construction Documents and Permits.** Homeowners must make available all construction documents and building permits when requested by the ARC members.
  - 2.3. **Construction Offices.** No construction office or trailer shall be kept in Vitalia.
  - 2.4. **Material Storage.** No construction materials shall be stored in Vitalia subject, however, to such conditions and requirements as may be promulgated by the ARC.
  - 2.5. **Permit Boards.** All permit boards or signs must be removed immediately upon completion of construction and work activities.
    - 2.5.1. In the event an Owner fails to comply with the foregoing, the HOA shall have the right, but not the obligation, to cause the boards and/or signs to be removed and to charge an individual assessment against the Homeowner to cover the cost of removal.
    - 2.5.2. Contractor advertising signs are not allowed.
  - 2.6. **Construction activities** must be performed in a diligent, workmanlike and continuous manor.
    - 2.6.1. Each construction site in Vitalia must be maintained in a neat and orderly condition throughout construction.
    - 2.6.2. Easements, swales, common property, and other such areas in Vitalia must be kept clear of construction vehicles, construction materials, and debris at all times.
    - 2.6.3. Roadways must remain open to traffic and emergency vehicles.
    - 2.6.4. Refuse and debris must be removed or deposited in a dumpster, on a daily basis.
      - 2.6.4.1. No materials shall be deposited or permitted to be deposited in any canal or waterway or common property or other residential properties in Vitalia or to be placed anywhere outside of the residential lot upon which the construction is taking place.
        - 2.6.4.1.1. Dumpsters and/or PODS must be placed on the driveway and must not block sidewalks.
        - 2.6.4.1.2. Dumpsters and/or PODS must be removed immediately at the completion of the project.

- 2.6.4.2. Hazardous waste or toxic materials shall not be stored, handled, and used, including, without limitation, gasoline, and petroleum products, except in compliance with all applicable Federal, State, and local statutes, regulations, and ordinances.
- 2.6.4.3. Hazardous waste and/or toxic materials must not be deposited in any manner on, in or within the construction site, adjacent property, or waterways.
- 2.6.5. To prevent excavated dirt and debris from falling into lake areas, Homeowners must install a proper silt fence within property lines before any excavation starts
- 2.7. **Required Lists.** The Homeowner must notify gate security and provide a list of all contractors, subcontractors, material men and suppliers requiring access to Vitalia.
- 2.8. **Construction Period.** Construction will only be permitted between 8:00 a.m. to 5:00 p.m. Monday through Friday. Construction will also be permitted 9:00 a.m. to 3:00 p.m. on Saturday.
- 2.9. **Owner Responsibility.** Each Owner is responsible for ensuring compliance with all terms and conditions of the ARR by all its employees and/or contractors.
  - 2.9.1. In the event of any violation of such terms or conditions by any employee or contractor, or, in the opinion of the ARC, the continued refusal of any employee or contractor to comply with such terms and conditions, after five (5) days' notice and right to cure, the ARC shall have, in addition to the other rights hereunder.
    - 2.9.1.1. The right to prohibit the violating employee or contractor from performing any future services in Vitalia.
    - 2.9.1.2. Each Owner is responsible for restoring any Common Property damaged or destroyed by work activities of such Owner's Contractor(s).
    - 2.9.1.3. Fines and/or other remedies permitted under the Declaration may also be imposed in the event of one or more violations.
- 2.10. **Work Standards.** The ARC may, from time to time, adopt standards governing the performance and/or conduct of Homeowners, Contractors, Suppliers, and their respective employees within Vitalia at Tradition.
  - 2.10.1. Each Homeowner, Contractor, Supplier must comply with such standards and cause their respective employees to also comply with same.