

**ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.**  
**New Construction Compliance Program**  
**October 2015**

**INTRODUCTION**

The Rotonda Heights Conservation Association has established a New Construction Compliance Program to ensure that Lots/Tracts are maintained in an orderly manner throughout the construction process and cleared of all construction debris, materials and other debris within a reasonable time following completion, termination or suspension of construction and to further ensure that the Dwelling and other Improvements constructed on the Lot/Tract, together with the Lot/Tract itself, conform to all Association Governing Documents and County, State and Federal requirements and permits following completion, termination, or suspension of construction.

**PROGRAM REQUIREMENTS**

The Association requires that the following are upheld throughout the construction process:

1. All work undertaken in observance of the New Construction Compliance Program shall be in full compliance with all Association Governing Documents and County, State and Federal requirements and permits.
2. All Lots/Tracts shall be maintained in an orderly manner throughout the construction process and cleared of all construction debris, materials and other debris within a reasonable time following completion, termination or suspension of construction.
3. Portable toilets must be maintained on each site per Charlotte County regulations.
4. Portable trash containers (dumpsters) shall be placed on the site at the beginning of construction of the foundation footers and shall remain on site while construction is in steady progress until removal is necessary for final grading and sod. This **must** be a solid sided dumpster with a bottom – it may not have wire sides or bottom.
5. If steady progress on a home is put on hold or stalled, the dumpster must be removed, the site cleaned and graded and be kept free of debris and weeds.
6. All trash must be placed in the dumpster as it is generated. Trash **may not** be placed or stored on the ground. Dumpsters must not be filled over the top plane of the container and must be emptied when they are full to prevent trash from blowing out onto the site and adjoining lots.
7. Builders/Contractors shall be responsible for keeping all construction sites and adjoining lots free of trash and construction debris at all times. The remains of all lunches, snacks or meals must immediately be placed within the dumpster, not left in place to become scattered.
8. All required silt fences must be maintained to prevent eroded dirt from entering waterways and swales.
9. Rocks, trees and other vegetation must be removed from a building site and not pushed to adjoining lots.
10. A drainage path must be maintained in the swale between the home site and the road to permit proper drainage.
11. Article 9, Section 19, of the Deed Restrictions refers to maintenance and improvements within the waterway easement of Rotonda Heights lakes. When a Lot which borders a lake, pond, or canal or other body of water located within the boundaries of the subdivision is improved with any structure, the builder/owner shall finish grade, sod and mow the area between any property line and the water's edge.
12. The Lake Banks, an easement area between the property rear lot line and the water's edge of the various waterways, are NOT public right of ways and come under the authority of the Association. The Association has specific requirements for silt barriers, final grading, sod or improvements to the Lake Bank easement area.

13. Builder must submit pictures of front, sides and back of property which clearly shows windows, landscaping and/or sight screens.

### **VIOLATION OF PROGRAM REQUIREMENTS**

Failure to comply with the Lake Bank requirements or the New Construction Compliance Program including but not limited to ensuring that the Dwelling and other Improvements, together with the Lot/Tract itself, are properly maintained throughout and following completion, termination or suspension of construction and further conform to all Association Governing Documents and County, State and Federal requirements and permits following completion, termination or suspension of construction, may, in the Association's sole discretion, have possible fines imposed on the owner.

#### **The following procedure will be used in the event of a violation:**

1. If any of the above requirements are violated, the Association will notify the builder/owner and communicate the nature of the violation together with a request that the problem be corrected.
2. If this condition has not been corrected within 48 hours – 2 business days – the Association may hire the people and equipment necessary to correct the problem and direct them to do so.
3. A letter will then be sent informing the builder/owner of the Association's corrective actions and an invoice for the cost of these actions which will include an administrative fee.

Thank you for your cooperation. If you have any questions, please feel free to email or call the Management Office.

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