



Liberty Oaks Property Owners' Association, Inc. (LOPOA)

**17716 Royal Eagle Ln,
Lutz, FL 33549**

Contractor Rules and Requirements – Rev 1.1

Liberty Oaks is a gated, privately-owned subdivision that features access controls, such as gates and a call box. The common areas and internal road, Royal Eagle Lane, are owned, maintained, and regulated under the exclusive authority of the LOPOA for the benefit of the residents. The LOPOA has the right to enforce all rules within Liberty Oaks for the benefit of the residents and the value of the private neighborhood. Notwithstanding anything to the contrary, you agree that by signing this form you have read and fully agree to all conditions contained herein.

The LOPOA requires all vendors and visitors to strictly obey all usage rules including, but not limited to:

- **ROAD RULES.**

- *You must obey all signage, including the counterclockwise flow of traffic around the entrance, and terminal islands. This is strictly enforced, and violations are recorded and fines will be issued as appropriate.*
- *For the ambiance and safety of the neighborhood please observe the posted limit (14MPH) and obey all signage*
- *There is absolutely no parking permitted at any time on the street. The LOPOA has the right to tow any vehicles parked improperly without any notification to the vehicle owner*

- **CONSTRUCTION TIMES & PROTOCOLS.** The LOPOA's goal during any construction phase is to **balance controlled and professional construction progress with the overall peacefulness and enjoyment of the Owners.** This approach applies to new remodel/repair construction activities.

- The current and approved construction schedule is:
 - ***Monday – Saturday: 7:00am – 5:00pm.*** *Vendors must not engage in any noise making activity outside of this 10-hour work window. Noisy activity, such as compressors, generators, pneumatic or manual hammering, sawing, music, and large equipment may not be operated outside of the 10-hour 'construction window'. Any violations will result in fines issued.*

- **Exceptions are by written request only.**

- **Sundays & Public Holidays: CLOSED**

- It is each Owner/Builder's obligation to inform their vendors of the above criteria. The LOPOA is not set up to manage construction or vendor access. Owners may be assessed fines and/or fees for vendors that are non-compliant.
- **REPEATED VIOLATIONS & PENALTIES.** Fines for nuisance vendors working outside of the allowable 10-hour construction window will be assessed by the POA, starting at \$100 per violation and escalating per frequency and/or severity. Our goal is to work with vendors, and their goal must be to follow our rules.
- **LIABILITY & DAMAGES.** Remember, owners assume the liability of any damage to the neighborhood, including the road, entry, and gates for any access code you provide, including vendor access.

I hereby acknowledge that I have read and understand these LOPOA contractor rules and agree to adhere to these rules. Further, I acknowledge that I have had the opportunity to request the full rules and regulations from the Lot owner so that I can ensure compliance. Finally, I acknowledge that it is my responsibility to pay for any fines incurred by my staff or any sub-contractors that I assign to the project.

You are further advised to post sufficient signage on the job site, in English and Spanish, describing road rules and construction times. Access through the gate is provided by the Lot Owner.

Signature and Date of Contractor

Printed Contractor Name

I hereby acknowledge that I understand the rules and regulations that my Contractor must follow and have provided them with all information necessary for compliance. Further, I understand that the LOPOA may impose additional fines against me should contractors have excessive violations. I acknowledge that as Lot Owner, I will/have provided gate access information to the contractor and the responsibility entailed by granting gate access.

Signature and Date of Lot Owner

Printed Owner Name