

Section 23 Property Owners Association, Inc.  
26217 Rampart Boulevard - Punta Gorda, Florida 33983  
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## CLEAN SITE POLICY

**Purpose:** Growth in Deep Creek Section 23 is made possible through good relations between the property owner, developer, Contractor, and residents of the Association. A majority of Contractors and Sub-Contractors effectively treat a job site as if it were next to their own home. However, with additional growth inevitable, construction is impacting many people and there are increasing complaints related to drainage problems, materials storage, trash and other litter on the job site. Contractors are required to keep their site neat and organized throughout the construction process. A clean worksite reflects well on our community and presents a view that the Contractor is proud of his construction standards.

**Scope:** Deep Creek Section 23 Clean Site Policy will deal with external areas of the job site related to litter and debris removal, vegetation maintenance, and drainage affecting the safety and well being within DC Section 23. Therefore, Deep Creek Section 23 Property Owners Association (POA) will monitor and enforce the following:

1. Maintain portable toilets on each site per Charlotte County regulations.
2. Continuously maintain a proper dumpster on site per Charlotte County regulations. It is not permissible to place a dumpster on a neighboring lot / greenbelt or other common area for any reason. Scheduled removal of debris from the dumpster is mandatory; litter and debris shall not be allowed to escape or be blown from the dumpster. A proper dumpster is defined as one that has four solid sides and a bottom. It may not have wire sides or bottom.
3. All trash must be placed in the dumpster as it is generated. It may not be placed or stored on the ground.
4. Remains of all lunches, snacks or other meals must be immediately placed within an appropriate container to be removed by the Contractor and not left to become scattered.
5. Construction debris such as broken tiles, wood scraps and concrete block shall be REMOVED from the jobs site on a timely basis.
6. Orderly stacks or grouping of building materials shall be contained to the building site only.
7. All required silt fences must be maintained to prevent eroded dirt from entering canals, lakes and swales. Further all dirt piles or mounds shall require a silt fence to protect the swales, waterways and other developed or vacant lots.
8. A proper drainage path must be maintained in the swale between the home site and the road and/or waterway to permit proper drainage. Contractors will be

required to repair any damage made to swales, greenbelt, and/or vacant lots.

9. All vegetation shall be maintained throughout the duration of the project. Mowing and weed trimming is expected as appropriate.
10. Construction vehicles shall not be parked on or transgress private lots or greenbelt areas as a convenience for the operator. Vehicles shall be parked along the roadway or easement whenever it is not possible to park on the job site.
11. **Hurricane/Natural Disaster Clause: If Deep Creek Section 23 is within the “24 hour cone” of a hurricane, the Contractor will perform the following:**
  - \* **Empty all trash containers/dumpsters or secure such containers with a tarp or other method to prevent missile hazards.**
  - \* **Locate all construction materials within the work site to eliminate missile hazards.**
  - \* **Remove any Port-a-Potties” or other structures from the work site.**

**Procedure:**

1. During the course of a DC Section 23 building permit application the Contractor is required to submit a refundable deposit made payable to: Deep Creek Section 23, 26217 Rampart Boulevard, Punta Gorda FL 33983 along construction plans and other required submittals. This refundable deposit will be placed in a non-interest-bearing account linked with the particular home site.
2. Upon project completion a Certificate of Occupancy for the particular home is submitted to Deep Creek Section 23, and the refundable deposit (subject to paragraph 3 below) will be refunded to the Contractor under the same entity that submitted the check.
3. **If any of the above requirements of this Clean Site Policy are violated, Section 23 POA will inform the Contractor via telephone or email of the nature of the violation together with a request to correct the problem. If the Contractor has not made other arrangements with the POA within 48 hours (two business days), the POA will take action to correct the problem at the Contractor’s expense. The Contractor will be provided with an invoice for work / services performed. Should this expense exceed Contractor Funds on hand, with Section 23 POA, an additional refundable deposit will be required from the Contractor.**

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

Adopted: February 27, 2020

Amended: May 20, 2021