

**Carillon Beach Association  
115 Carillon Market St, Suite 212  
Panama City Beach, Florida 32413**

**CARILLON BEACH EXTERIOR PAINTING AGREEMENT**

In reference to the Following Project:

**Block:\_\_\_ Lot:\_\_\_ Address:\_\_\_\_\_**

Pursuant to the Carillon Beach Design Code, the undersigned Builder agree to and understands the following conditions within Carillon Beach:

1. I, \_\_\_\_\_, of \_\_\_\_\_ have reviewed and understand the Carillon Beach Design Code and agree to construct all projects in accordance with final plans and specifications as approved for the project by the Carillon Beach Design Review. I understand that any changes to the final plans and specifications must be approved by the Design Review prior to implementation. I further understand that the Carillon Beach Association (Association) has adopted the Carillon Beach Design Code as the Construction Code of Carillon Beach and will be enforcing same.
2. I understand and agree that **I am responsible for any and all damage to the sidewalks during construction.** I further understand and agree that I am also responsible for any and all damage to the sidewalk adjacent to the construction site and to the sidewalks across the street from the construction site. \_\_\_\_\_ Initials
3. I also understand **it is my responsibility to protect the gravel area on the construction site between the street and the sidewalks** to allow maximum storm water runoff. I will remove any debris and/or replace any gravel that has formed during the project to meet the approval for the DRB.
4. I am responsible for maintaining a clean construction site at all times. **I agree to furnish roll-off dumpster(s) and keep the premises free from waste materials at all times. Roll-off will be covered at the end of each work day.** Trash and debris shall be confined to the lot under construction. Paper and debris will be picked up each day before leaving the site. Trash shall not be allowed outside of the Association approved designated trash and scrap area. Upon job completion, all remaining waste materials shall be disposed of legally, tools, construction equipment, machinery and surplus material shall be removed from the site. No dumping is allowed. Burning is not permitted. **If I fail to maintain a clean construction site as stated herein, the Association will have the right to perform, without notice any cleanup necessary and charge me accordingly.** Minimum charge will be \$150.  
\_\_\_\_\_ Initials
5. **I understand that spray painting is not allowed on the exterior of the house or outside of the structure.** \_\_\_\_\_ Initials

6. I am responsible for the behavior and actions of all workers and subcontractors who do work on my project while they are in Carillon Beach. I understand that abusive language, cat calls and cussing will NOT be tolerated. **All radios are banned from use at construction sites and within the Carillon Beach property. Contractors and sub-contractors are not allowed to bring dogs or other pets in Carillon Beach.**\_\_\_\_\_Initials
7. I understand that it is the intent of the Design Review Board, the Developer and the Association to maintain and preserve as much of the natural vegetation as possible. I will not clear or damage the vegetation with scaffolding or equipment.
8. I understand that all construction activity and all construction personnel shall not begin work earlier than **7 a.m. and must end work by 6:00 p.m. Monday through Saturday.** There shall be no construction activity on Sunday or on any principal holidays without the express permission of the Association.
9. All vehicles and workers must abide by the traffic access and parking plan designated by the Developer from time to time. All roadways and walkways must be kept open for passage of through traffic. Parking needs to be restricted to designated areas. **Driveways of other residences cannot be used or blocked at any time.** I understand and agree the following fine system is in place with regard to speeding and parking:
- 1<sup>st</sup> violation; Verbal warning with a notification to General Contractor,
  - 2<sup>nd</sup> violation: \$100 fine (copy to General Contractor),
  - 3<sup>rd</sup> violation \$300 fine and operator of vehicle will be banned from entering Carillon Beach.
10. I am responsible for containing work activity on the job site, taking care that it does not encroach on any adjacent property. **I will provide temporary sanitary facilities for each job site or use off-site facilities.** (workers are not allowed to use pool bathrooms)  
\_\_\_\_\_Initials
13. I will carry and keep in force at all times the following minimum insurance coverage, and at the signing of the Agreement, have **provided evidence of such coverage to the Association:**
- (a) Workmen's compensation
  - (b) Bodily injury and property damage occurrence with a minimum limit of \$1,000,000 with a general aggregate of at least \$2,000,000.
14. I understand that any construction being executed in a poor and unworkmanlike manner, or in violation of, or inconsistent with the plans previously approved by Design Review Board will be considered non-compliant by the Association until the work has been corrected to the satisfaction of the Association.

15. I understand and agree to the following fine system that is in place to remedy any failure on my part to abide by the above conditions.

- 1<sup>st</sup> violation: Verbal warning to offender and/or the General Contractor,
- 2<sup>nd</sup> violation: \$100 Fine and Written Warning letter to offender and/or the General Contractor,
- 3<sup>rd</sup> violation: \$500 Fine and Written Warning letter to offender and/or General Contractor.

16. I understand and agree that failure to abide by any of the above rules, or failure to require compliance by my employees or subcontractors, **or the lapse of any of the insurance requirements will, at the Association's discretion, result in suspension of my building privileges within Carillon Beach.** \_\_\_\_\_ initials

18. I further agree to contact the Association and the Design Review Board upon completion of construction.

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

**PAINTING CONTRACTOR:**

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Signature \_\_\_\_\_ Print Name \_\_\_\_\_

**CARILLON BEACH ASSOCIATION (HOA):**

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Signature \_\_\_\_\_ Print Name \_\_\_\_\_

**Carillon Beach Association requires a Paint Deposit of \$1,500 prior to beginning of construction. Checks should be made payable to Carillon Beach Association.**

Once the home is completed, this deposit is refundable within 10 business days of a written request being submitted by the builder. Confirmation that all clean-up is completed, sidewalks, gravel, streets have been left in satisfactory condition will be made by the Association prior to releasing the refund.