

# The Magnolias of Ocala HOA

<http://magnoliasofocala.com>

## Contractor/Builder Approval Requirements

### THE ARB COMMITTEE

The ARB Committee is assured that the Contractor has been approved by the Management Company as part of the application process. The document after signing will state that the Contractor is committed to following the Covenants and Restrictions for the prospective community. The ARB reserves the right to revoke the approval of any builder after completion of a residence. In the event of revocation, the builder must re-apply and be re-approved before building again in The Magnolias.

### The following are required to be submitted by the Contractor for the approval process:

- Contractor Name, address, phone and email address.
- Project Managers name and contact information.
- Address of (2) current homes built by Contractor.
- Copy of Contractor License, must be licensed in Florida.

### Insurance

The General Contractor must carry Insurance coverage as required by the County. This includes general liability, property damage and workers compensation. The county requires a minimum of \$150,000 which is divided into \$1,000 per occurrence (personal injury), \$50,000 for property damage.

### Construction Inspections

The ARB Committee and Management Company may periodically inspect by appointment only while construction is in process to determine compliance with the Covenants and Restrictions, approved plans and specifications. The inspections intervals will be as follows:

**1<sup>st</sup> Inspection** - Look in the permit box and confirm by the permit that the square footage matches. Check the foundation placement and setbacks.

**2nd Inspection** – Management to check the roofing for compliance and that the Exterior of the building looks like approved ARB plan.

**Final Inspection** – Management to check the finished project and sign off agreeing that this has met the ARB approved plans.

*The Contractor has 30 days upon written notification to correct any deviations from the approved plans. All construction should be completed within 1 year of commencement.*

## Rules and Regulations for Contractors

While you are building, we ask that you follow the rules and regulations listed below:

- a. Contractors are responsible for their Sub-Contractors.
- b. All participant Contractors are required to give the management company a 24 hour emergency phone number.
- c. Applicants, Contractors and participating vendors will not be permitted to park any commercial vehicle for a period exceeding two (2) consecutive days on any building site unless said vehicle is in a totally enclosed structure. Street parking and / or parking on any common property of the HOA, or the property of an adjoining property owner is prohibited.
- d. Contractors will get temporary gate code for each job that will be deleted 30 days after the date of the Certificate of Occupancy.
- e. Upon any violation by the contractor they will be notified in writing and expected to correct the violation.
  - First Violation – Written notification which outlines *said* violation.  
*Contractor has 30 days from the date of the written notification to comply with the ARB approved plans otherwise the Management Company will begin litigation.*
- f. Alcohol, firearms, illegal drugs, pets and children are not permitted within the gates during construction process.
- g. No speeding, follow the speed limit in the community.
- h. No burning trash or material at any time.
- i. Make sure the construction site is maintained and dumpsters are used for debris removal.

# Certificate of Compliance

The Undersigned does certify to The Magnolias of Ocala HOA, Architectural Review Board (ARB) that the building structure and other improvements located at

---

Sub-Division Name / Lot Number and Street

Will be constructed or altered in compliance with the recorded Covenants and Restrictions. The Owner along with the Contractor is responsible for making sure the following documents are completed in the submission package:

- Architectural Submission Form
- Standards and Guidelines Version 1.1
- Amendment to the ARB Standards and Guidelines Version 1.1

Above documents available on the website <http://magnoliasofocala.com>

The Undersigned certifies that the improvements will be constructed in accordance with the final plans and specifications filed with and approved by the ARB. The contractor will conduct a final inspection of the improvements to make sure the improvements meet the criteria set forth by the ARB in its approval of the plans and the specifications. If builders plan does not comply with the ARB approved plans the builder has 30 days to comply otherwise we will begin litigation.

## SIGNATURES:

\_\_\_\_\_  
**Property Owner**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Landscape Contractor**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**ARB Committee Member**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**ARB Committee Member**

\_\_\_\_\_  
Date

\_\_\_\_\_  
**ARB Committee Member**

\_\_\_\_\_  
Date

### **Inspection Review (Confirm Sq Footage)**

#### **Check foundation placement & Setback**

Name of Inspector: \_\_\_\_\_

Date Inspected: \_\_\_\_\_

Violations Observed:  
\_\_\_\_\_  
\_\_\_\_\_

Building to ARB approved Plans and Specs

Yes  No

### **Inspection Review**

#### **Check roofing compliance**

Name of Inspector: \_\_\_\_\_

Date Inspected: \_\_\_\_\_

Violations Observed:  
\_\_\_\_\_  
\_\_\_\_\_

Building to ARB approved Plans and Specs

Yes  No

### **Finished Project**

Name of Inspector: \_\_\_\_\_

Date Inspected: \_\_\_\_\_