

**Mariner's Cay
Contractor Rules and Regulations
Revision 9.2021**

These Contractor Rules and Regulations are intended for any contractor, business, company or individual (hereafter "contractor") performing work on Mariner's Cay property, as well as the contractor's employees, agents, consultants and all others on property in connection with the contractor's work.

Mariner's Cay HOA Board of Directors has full authority, without notice, to remove violators and stop work due to violations of these rules and regulations. The Mariner's Cay homeowner is ultimately held responsible for the actions of their contractor's/service companies and will cooperate with the HOA Board of Directors to remedy any infraction of the Contractor Rules and Regulations and may be fined without further notice.

Any waiver of the Mariner's Cay Contractor Rules and Regulations requires written approval from the Board of Directors.

License and Permits

A contractor must be licensed by the state of South Carolina and have a Business License from the City of Folly Beach. Contractor will obtain all Permits, Endorsements, and Permissions as required by the appropriate State, County and/or City agencies. Contractor will provide a copy of Contractor's License, Business License and all required Permits if requested by the Property Manager or Board Directors.

Display of Permits

All Permits and ARB Approval Forms must be displayed in a front window of related Condo Unit.

Insurance

Contractor must maintain liability insurance, workmen's compensation insurance and other employee related city and state required coverage. Contractor will provide proof of insurance coverage if requested by the Property Manager or Board of Directors.

Work Plans

All work plans should be in writing. Any alteration of walls or structural components requires written approval from a licensed structural engineer. All requested interior work and plan drawings must be submitted to the Mariner's Cay Architectural Review Board for approval. Any work that will affect the exterior of the buildings must be submitted in writing to the Mariner's Cay HOA Board of Directors and Architectural Review Board for approval.

Point of Contact

The contractor is responsible for designating a point of contact available by phone or in person to respond on behalf of the contractor in the event of an emergency.

Property Access

Contractors requiring property access greater than 3 days will be issued a gate code, any other entry less than 3 days would require the homeowner to make arrangements allowing the contractor property access.

Working Hours

Work hours at Mariner's Cay are from 8:00 AM to 5:00 PM Monday through Friday. No work is allowed on Saturday, Sunday or Federal Holidays.

Construction Dumpsters and On-Site Storage

Construction dumpsters are not allowed to remain on the property for any length of time greater than 30 days. Time extension may be granted with Board approval based on circumstance. Dumpsters must be parked on the lagoon side of the parking lot and placed on plywood or other suitable material in order to protect the asphalt. Dumpsters may not be larger than 12 yds. and must be kept from overflowing and covered during non-working hours.

PODs or any storage device must be approved in advance by the MC Property Manager and must be removed within 48 hours of initial delivery. ALL PODs must be placed on plywood or particle board to protect the asphalt underneath. Absolutely no storage in PODs is allowed on the property.

No storage trailers, construction trailers or vehicles are allowed to remain on the property overnight. They must be removed after working hours.

NO CONSTRUCTION DEBRIS CAN BE PLACED IN GARBAGE DUMPSTERS.

Placement of construction materials in the unit's designated parking space is not allowed.

Clean Up

The contractor shall keep the premises and surrounding areas free from accumulation of waste materials or debris. Contractor shall be responsible for cleanup of all exterior carpeted areas including vacuuming and shampooing as necessary. Stair wells, stair treads, elevator and landings that require touch up painting/repair due to bumps and scrapes are also the responsibility of the Contractor.

Conduct

The contractor is responsible for the actions of their employees and subcontractors.

Contractors and subcontractors are required to observe speed limits, gate access and parking regulations.

Contractors and their employees should conduct themselves in a manner that is lawful, courteous, businesslike, and respectful of all residents of Mariner's Cay. There shall be no behavior that is rude, threatening, or offensive. Use of profane language is prohibited as well as disrespectful behavior. No playing of loud music. No pets allowed on premises.

The use, possession, distribution of any controlled substance by any contractor or contractor's employee is prohibited.

Smoking shall be limited to outside. Smoking is not allowed within 15 ft. of any building.

Contractors may not use any of Mariner's Cay amenities, i.e. swimming pool, tennis courts and fishing dock.