

## **Contractor Vehicles Registration 2026 Policy Terms, Rules, & Regulations**

### **Scope:**

Contractors are defined as any person and/or entity who/which routinely provides a service for a fee, no matter the service (i.e., landscaping, painting, pavers, pressure washing, housekeeping, babysitting, etc.)

### **Required Documentation:**

Each contractor shall complete a registration form (attached as Exhibit 1), and shall provide proof of (through photocopy, jpg.pdf):

- Unexpired Driver's License and/or Passport/Green card;
- Unexpired State Vehicle Registration;
- Unexpired Vehicle Liability Insurance;
- Unexpired Commercial Liability Insurance (when deemed applicable, appropriate, and/or necessary by Management and/or the Board of Directors);

### **Online Registration:**

- Go to <https://www.kellyplantation.com/contractors/>
- Go to Vehicle Registration Form; fill out the form
- Go to Pay fees online <https://www.kellyplantation.com/contractors/contractors-fees/>
- Scan required documents to [office@kellyplantation.com](mailto:office@kellyplantation.com)
  - Registration form (unless you did it online, after selecting submit, it sends it to the [office@kellyplantation.com](mailto:office@kellyplantation.com) automatically)
  - Unexpired Driver's License and/or Passport/Green card;
  - Unexpired State Vehicle Registration;
  - Unexpired Vehicle Registration;

### **Fee Structure:**

Registration fees for 2026 shall be \$45 (Regular Rate) per vehicle during the enrollment period. Annual renewals shall be \$45 per vehicle.

Fleet registrations shall be \$200 (Fleet Rate) for five (5) or more vehicles; Annual renewals shall be \$200. Fleet vehicles without company logos on the vehicle can place an RFID decal on the windshield. Fleet companies may opt to have the RFID decal or decline the decals. Guards at the gates will admit vehicles listed as Fleet. There are no refunds at any time for Fleet registrations.

### **Fleet Applications:**

Larger companies with more than five (5) vehicles may apply for a Fleet registration at a discounted rate, under the following additional conditions and submission of required documentation:

- All vehicles must bear similar markings, designs, placarding, decals, etc., which clearly identify that the vehicle represents the company on the front and/or sides of the vehicle;
- A color photograph of the design of the vehicles as painted/ designed for easier recognition;
- Contact information for the business Office Manager/Administrator.

**Restrictions:**

- 1) Business hours are defined as 7 am to 5 pm, Monday through Saturday, November through February, and up to 6 pm Monday through Friday, March through October. No contractors are permitted on the grounds on Sundays, except for emergency circumstances, or with prior written approval by the Board of Directors and/or Association Management, as appropriate;
- 2) No contractors are permitted on the grounds, except for emergency circumstances, or with prior written approval by the Board of Directors and/or Association Management, on the following Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day;
- 3) Parking on any grass, whether common or private property, is prohibited;
- 4) Contractors servicing a particular home shall park in the driveway of the property. If the Driveway is not available, Contractors must park in the street in front of the home being serviced. If parking in the street blocks or affects passing traffic, Contractors must park in a designated area for overflow parking. These designated areas shall vary neighborhood to neighborhood;
- 5) Any noticeable damage to Association Common Elements (i.e., sod, irrigation) caused by a Contractor Violation shall be billed to the responsible contractor at the cost of repair and/or replacement, in addition to a fine of no less than \$100 per occurrence, with both costs levied against the Contractor's account;
- 6) Any damage to the Access Control Measures at the ingress and egress points of the property, (hereafter "gates") will be billed to the responsible party, as determined by video surveillance and/or testimony of a witness; such damage shall be a fee of no less than \$50 or the cost of repair (including labor & materials), whichever is greater. This fee is for the repair of the gate, and not a fine.
- 7) Contractors may not place any kind of advertisement in the common areas or private property, whether signage, door hangers, fliers, rack cards, etc.;

Speed limits within the property must be adhered to at all times; excessive speeding shall be considered reckless driving and reported to the Okaloosa County Sheriff's Office;

- 8) Solicitation of any kind is strictly prohibited, including that of "surveys";

Nuisance activities, such as excessively loud music or other noise, dust, or debris -- except that which is to be expected in accordance with the type of work being performed is prohibited;

- 9) Shirts must be worn at all times;

- 10) Trash or other debris left at a job site must be tidied up before the close of business daily;
- 11) Contractors must be arriving to perform work at a specific address, and will not be admitted to prospect or case potential business;
- 12) Only one annual decal may be displayed at any time - prior years' decals must be removed at the end of a term and upon renewal for the current year.

**Violations:**

Contractors found in violation of these restrictions shall be notified of the violation via the following enforcement protocols and penalties, as appropriate:

- First Offense: Courtesy Notice, with photograph of violation
- Second Offense: Violation Notice, \$50 fine
- Third Offense: Violation Notice, \$75 fine
- Subsequent Offenses: Violation Notice, \$100 fine

Unpaid fines shall accumulate on the Contractor's account until the subsequent renewal year, and renewals shall not be granted until the account is restored to good standing. Payment will be due within 30 days of the date of the invoice, and continued violations may lead to the revocation of the decal pass and barring from the property.

**Exceptions:**

This program is directed at those contractors performing routine and frequent services for one or multiple owners within Kelly Plantation, and enforcement thereof is at the discretion of the Association Management in collaboration with the third-party access control contractor. The Board of Directors recognizes that strict enforcement can adversely affect the convenience of owners, as well as their ability to get a qualified vendor to perform a service. As such, exceptions to the policy are permissible and allowed on a case-by-case basis and under these general criteria:

- Emergency circumstances (i.e., water line breakage; HVAC failure);
- Food delivery services;
- First-time babysitters;
- "One-off" jobs (to be completed within five business days);

**Additional Information:**

Any discrepancies or questions regarding the policy and program shall be handled at the discretion of the Association Manager.

**Contact Information:**

(850)654-5478

[office@kellyplantation.com](mailto:office@kellyplantation.com)