



PASS MARIANNE CONSTRUCTION, REMODELING, AND REPAIR GUIDELINES **(not applicable to service and repair work)**

Before Beginning:

Prior to beginning construction:

- Notify management of upcoming construction project. Provide the contractor's name, number of personnel expected on sight and the estimated length of the project.
- Review the Condo Construction Guidelines with the Contractor and provide the Association with a signed "Acknowledgement" of the guidelines. See the attached form.

Permitted Work Hours:

- Monday - Friday from 8AM to 5PM (Oct-May)
- Monday - Friday from 8AM to 6PM (June-Sept)

Parking:

No contractor vehicles may be parked in the covered parking area underneath the units. This area is reserved for owners only. Construction vehicles may not block the flow of traffic in the outside parking lot.

Equipment restrictions and surface protection:

Contractors are responsible for damage to parking surfaces and HOA grounds. Construction equipment, including lifts, is not allowed off the parking surfaces without preapproval. and must use matting to protect grass surfaces.

Construction Waste removal:

- Contractors are responsible for removing all construction debris. Debris may never be stored outside of the unit under construction, even for short periods during the day. Construction dust outside of unit and walkway needs to be cleaned daily.
- HOA dumpsters in the rear of the building are "**OFF LIMITS**" and are not to be used for construction debris.
- Dumpsters are allowed with preapproval by the HOA and must be in an area designated by the HOA. Only 10-yard dumpsters (7'6"x14') are allowed and must fit in a single parking spot.

Cleaning and Use of HOA/Janitorial Equipment:

Please be sure that your builders and their employees understand that the HOA janitorial does not include the cleaning, the trash, or tracks (footprints) around the premises on stairs to and from elevator and in the lobby. Nor does the HOA or the contracted janitorial company provide cleaning equipment for your crew's convenience?

Owners whose building activities are not cleaned by their contractors and employees will be notified and billed.

Sprinkler Heads:

No work is to be performed on the fire alarm sprinkler heads inside the unit without HOA Board approval.

Miscellaneous:

- This building was built to code that requires metal studs and post tension cabling. We require that any renovation work use metal studs.
- This building was constructed using post tension cables. It is **IMPORTANT NOT TO DRILL INTO THE CONCRETE** without the approval of the HOA Board, Maintenance Department, and the Architectural Review Committee.
- The condominium does not allow the cleaning of tools, paint brushes, rolls or paint cans outside of the unit.
- Use the East, Right, and normally Padded elevator ONLY. If there is a reason that you need to hold the elevator, contact the HOA Manager or the HOA Maintenance Manager before the need arises.
- Smoking is allowed in the units only with the permission of the unit owner/tenant. It is not allowed in the common areas and inside the garage. If you or your workers smoke in the outside parking area, all cigarette butts and any other debris must be picked up and properly disposed.
- Work is not to be done outside the unit in the common area of the atrium or hall. Workmen may use the balcony, but the owners/tenants must be mindful of their neighbors and be careful to keep the noise to a minimum and the debris or sawdust is not travelling to other balconies.
- Paint spraying is not allowed except inside the unit or completely off-site.
- The HOA Board will address any significant violation.



ACKNOWLEDGEMENT

We, the undersigned, have read, and agree to fully abide by all Association rules, the Pass Marianne Construction Guidelines, appropriate state and city codes and any other requirements of the Association.

Contractors' Insurance _____

Signature(s) below confirms that Unit Owners and Contractors agree to indemnify and hold the Association harmless for any damage to persons or property arising out of the work and any causes of action that may arise from it.

Inspections and preapproval by the HOA or Manager do not alter, diminish, or eliminate the total responsibility and obligations of the Owner and the Contractor for the work and any damages or liabilities arising from it.

CONTRACTOR/ COMPANY NAME _____

CONTRACTOR'S SIGNATURE _____

OWNER'S NAME _____

UNIT # _____

OWNER'S SIGNATURE _____

DATE _____