

Rules & Regulations on Construction at Condominium Association

- A) A deposit of \$500.00 made out to 601 Michigan Condo Association for any damages pertaining to any common element, i.e. elevator, hallways, walls, doors, etc. and/or defying the Construction Rules and Regulations during the project.
- B) Sketch of proposed alteration or installations.
- C) Before work has begun contractors proposed and all contract documents must be submitted to management office for board review.
- D) If permits are required unit owners must secure them and close them.
- E) Construction schedule must be submitted for approval to the management office.
- F) Construction must comply with all of the City of Miami Beach Building Codes and Florida Building Codes and other applicable requirements.
- G) All Plumbing work must be completed by a licensed Plumber.
- H) All Electrical work must be completed by a licensed Electrician.
- I) Contractors must present certificate of insurance to the Association's Board of Directors, Management Company and its employees as additionally insured.
- J) Contractor may only perform work from (8:00am to 6:00pm) Monday-Friday. No noise producing work is permitted on the Weekends & Holidays.
- K) Contractors must unload all material at the Rear Entrance area and proceed to park on the street.
- L) Contractor must wait for elevator with padding and coordinate with the management company for usage of the same.
- M) Contractor must not store materials within the common elements of the building. Under no circumstances should construction debris be left in the hallways or public areas, nor may it be disposed of in our dumpsters.
- N) Any damages incurred to the common areas by the contractor will be the responsibility of the unit owner.

Agreed & Accepted

Unit Owner:

Unit #

Date

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
day of _____, 20____ by _____ who is
personally known to me (or who has produced _____ as
identification) and who did take an oath.

NOTARY PUBLIC

INSPECTION REQUIREMENTS

Minor Remodeling: (Defined as new flooring, kitchen cabinets, or work of a similar nature. No wall, ceilings or floors are penetrated or relocated) the unit owner or contractor is responsible for notifying the Management Company during the following stages work:

1. Quarter inch cork sound proofing is required for all wood, tile, marble flooring installation
2. When the flooring or other minor work is started, an authorized agent can inspect the existing conditions
3. When the project is completed, an authorized agent can inspect the new conditions.

Major Remodeling: (defined as relocating, adding or removing partitions or penetrating of any wall, ceiling, or utilities.)

The unit owner or the contractor is responsible of notifying the Management Company during the following stages of work:

1. When the project begins, the Management Company will then advise when a meeting will be schedule to go over the project to verify there have been no further modifications then authorized by the Board.
2. When the portions are removed, altered or relocated and ready to be constructed to verify that all common utilities such as water, sewer, electric, cable & telephone lines have been damaged.
3. When the project is completed, an authorized agent can inspect the new conditions.

It is the Unit Owners responsibility to ensure that adjoining units and the common utilities will not be damages or destroyed during any alteration work. Any necessary repair expenses will be the sole responsibility of the unit owner undertaking the remodeling.

REMODELING TIME SCHEDULE

The unit owner must indicate the length of time the remodeling will take when submitting his/her initial remodeling package of information to the Management Company

Remodeling construction must begin within 120 days of Board Approval, or documentation must be submitted.

If for any reason the approved remodeling process takes longer then originally planned the unit owner must contact the Management Company so that adjoining neighbors can be notified.

_____ Agreed & Accepted

Unit Owner:

Unit #

Date

STATE OF FLORIDA

COUNTY OF _____

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NOTARY PUBLIC

UNIT NUMBER _____

OWNER NAME: _____

OWNER NAME: _____

CONTACT TELEPHONE NUMBERS: () _____

() _____

() _____

NAME OF CONSTRUCTION COMPANY: _____
ADDRESS: _____

CONTACT NAME: _____

TELEPHONE NUMBERS: () _____ - _____

SUMMARY OF WORK TO BE DONE:

DESCRIPTION OF ITEM TO BE USED:

START DATE: _____ / _____ / _____

TARGET COMPLETION DATE: _____ / _____ / _____