

L'ELEGANCE ON LIDO BEACH CONDOMINIUM ASSOCIATION¹

Rules & Regulations

The concrete floors and ceilings of the building are laced with a network of high tension steel cables, which support the floors. **DO NOT DRILL into the floor or ceiling without getting prior approval of the Building Manager.** The cost to repair a damaged cable is approximately \$10,000; any such damage is the responsibility of the Unit Owner.

1. Gates open at 8:30 AM and close at 5:00 PM Monday through Friday, excluding social functions and emergencies. **NO NOISE** before 9:00 AM or after 4:30 PM. In an emergency situation repair work is permitted on Saturdays, Sundays, or legal holidays, with prior notification to the office and authorization by the Building Manager. Cleaning services are permitted on the premises Sat-Sun from 8:00 AM-5:00 PM. with minimal noise. Quiet work (i.e., painting) may be done on Saturdays and Sundays with approval from the Building Manager. Any keys checked out need to be returned to the office before 5 PM.
2. **Always use the padded elevator** for construction materials, furniture deliveries, or other large items by giving notice to the Management Office 24 hours in advance. Furniture deliveries on weekdays only, between 9:00 AM and 4:30 PM. Do not block open the elevator doors, it will damage the equipment. If necessary get the Building Staff to secure the doors in the open position.
3. Be sure to use carpet protection from the elevator to the unit where work is in progress. Place carpet protection in the unit after each workday. Likewise, for working on roof top equipment, carpet protection is required from the penthouse stair to the elevator before work starts.
4. The hallway is not to be used for any assembly of materials; all work is to be done either in the contractors shop or wholly within the unit. Do not store materials in the hallways, garage or outside parking area unless cleared in advance with the Building Manager.
5. Contractors may unload/load materials and equipment near the north side entrances to the garage and must park in the designated contractor parking spaces. Do not park in front of the building. Contractors must enter and leave the building through the north garage exit.
6. Contractors are NOT to use the luggage rack or grocery carts. These are for the use of the homeowners only. Any staff member can get a cart for you.
7. All smoke and fire detectors must be protected with dust covers each day and then removed each night when personnel leave the building for the day.
8. Smoking is allowed in areas designated with smoking outposts just outside garage side doors.
9. A Common area damage deposit in the amount of \$300 must accompany all renovation applications. This deposit will be used for bill back purposes covering any common area damages and also clean-up not properly performed by the contractor. The deposit will be refunded upon completion of the scope of work; less any bill back.
10. Contractor must clean up any dirt or debris caused by them before leaving the property each day. The Building trash chute and containers shall not be used. Any drywall debris must be in a hard container and all other trash is to be moved in enclosed containers or construction trash bags. Removal via the padded elevator only. If the building staff has to clean-up after a contractor the cost will be charged to the unit owner/contractor at a rate of \$50/hr plus a disposal fee.
11. The use of jack hammers or any power equipment which might penetrate the concrete floor or ceiling in a unit is **prohibited**. Any drilling into the floors or ceilings may not exceed ½" in depth per structural engineering guidelines for buildings with post tension cable construction. Exceptions will be considered provided a reputable testing laboratory can substantiate the spacing, size, and location of cables, as well as depth of concrete, at the exact location of desired penetration by using nondestructive technologies.

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12. Under-layment for hard surface flooring installations must be SUPERSAM 125 or a comparable product. Any comparable under-layment must, at a minimum, meet SUPERSAM 125 specifications and testing in terms of product thickness; db rating; and Delta IIC rating. The Building Manager or Building Committee must specifically approve any substitutions.

Any violation by the Contractor or Contractor's employees of any of the Association's Rules and Regulations will be cause for the Contractor's work to be stopped by the Building Manager or Building Committee. Any costs incurred by the Association for maintenance or repairs resulting from a Contractor's violation of the Association's rules will be charged to the unit owner.

PLEASE NOTE: CONTRACTOR REFERS TO ANY ENTITY OR PERSON EMPLOYED DIRECTLY OR INDIRECTLY BY A UNIT OWNER AND INCLUDES ALL COMPANIES, COMPANY AGENTS, COMPANY EMPLOYEES, SUBCONTRACTORS, AND SUBCONTRACTOR EMPLOYEES. ANYONE FOUND BREAKING ONE OF THESE RULES WILL BE FINED \$100. THREE OR MORE FINES WILL RESULT IN THE CONTRACTOR NOT BEING PERMITTED TO DO ADDITIONAL WORK AT L'ELEGANCE.