

L'ELEGANCE ON LIDO BEACH CONDOMINIUM ASSOCIATION¹

Contractor Rules & Regulations (amended 4/25/2022)

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 post tension cable is approximately \$15,000; any such damage is the responsibility of the Unit Owner.

1. Gates open at **8:30 AM**, **Keys back to office by 4:45**, and must be off property by 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, 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. A copy of the application for a City Permit **is required** along with all other paperwork. The signed Permit by the City after the job is inspected **is required** before any deposit may be returned.
3. TANKLESS Water Heaters are NOT Permitted.
4. **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.
5. 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.
6. The hallway **is not** to be used for any assembly of materials; all work is to be done either in the contractor's 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.
7. 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.
8. 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 from a secured area for your use.
9. 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. Any fees incurred for false fire alarms are the responsibility of the unit owner.
10. Smoking is allowed in areas designated with smoking outposts just outside garage side doors.
11. **A Common area damage deposit** in the amount of \$500 must accompany all renovation applications. This deposit will be used for bill back purposes covering any common area damages and clean-up not properly performed by the contractor. The deposit will be refunded upon completion of the scope of work, less any bill back.
12. **Contractors 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.

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13. The use of any power equipment which might penetrate the concrete floor or ceiling in a unit is prohibited. If permission is granted by the Building Manager, 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 safe/nondestructive scanning technologies.
14. Tile removal is not permitted during the month of December, and from March 1 thru April 15, and must be done only on non-holiday weekdays between the hours of 9AM and 1PM.

We require the use of an electric hammer with a 4" scraper blade for large areas of tile removal. A scraper blade should not penetrate the concrete slab. Smaller blades would extend the removal time frame. We would permit smaller blades only for corners and other small areas. A surface grinder may be used if leveling thin-set. No more than two (2) scrapper machines may be used in a unit at the same time.

No later than one (1) week prior to the beginning of any tile removal the staff will notify those affected by the renovation. The notice will include specific dates and will be communicated by email and postings on the bulletin boards.

Time limits to complete removal of floor tile in a unit are as follows:

floors over 1,500 sq. ft. -- five (5) consecutive business days,
floors of 1,000 -1,500 sq. ft. -- four (4) consecutive business days,
floors of 500-1,000 sq. ft. -- three (3) consecutive business days,
floors less than 500 sq. ft. -- two (2) consecutive business days.

15. The procedure for balcony tile replacement is as follows:

After balcony tile has been removed the maintenance staff must examine the balcony floor slab for any signs of structural damage or failures and ensure that the surface has been properly prepared for the required waterproofing. The waterproofing layer on the concrete surface must be **BASF Master Seal Pedestrian Traffic 1500**. This is a two-part product which needs significant drying time between the application of the base coat and the topcoat; it therefore requires at least two days to complete the required waterproofing process.

After the waterproofing has been inspected by the staff, the tile can then be installed using the manufacturer's recommended installation methods. If a thin set application is needed it should be a polymer modified material that is compatible with the waterproofing. A caulked expansion joint is required every 12 to 15 feet and around the perimeter at the building to aid in preventing adhesion failures between the tile and waterproofing membrane.

16. The Underlayment for indoor hard surface flooring installations must be **SUPERSAM 125 or a comparable product**. When proposing an alternate underlayment product, the owner is responsible for substantiating that at a minimum it meets 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.
17. **Lateral Cast Iron Pipe replacement during renovations of bathrooms and kitchens.**
Whenever walls are being opened during these renovations it is strongly recommended that

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any lateral cast iron pipes be replaced with PVC. Contact the office and the staff will work with you to help identify pipes that should be replaced and responsibility for the associated costs.

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.