

CONTRACTOR RULES

121 Golden Condominium Association, Inc.
CONTRACTOR RULES

WE, _____ (owner(s) of unit # _____) and
_____ (contractor), intend to commence a
construction/renovation project at Unit # _____ and hereby acknowledge that we
have read and agree to abide by the following Contractor Rules or be subject to the
penalties and fines described herein.

1. **PERMITS** – All construction permits must be current and must be displayed in the window or on the front door of the subject unit at all times during the construction/renovation project. **Fine for violation: \$50.00 for each day permit is not displayed.**

2. **SUBCONTRACTORS** – Before any work may be commenced by a subcontractor in the building or on Association property, the Contractor must submit to the Association: 1) the name(s) of any subcontractor(s) that Contractor intends to use during the construction/renovation project, 2) the contact information for the individual designated by the Contractor and/or the subcontractor to represent the subcontractor for the duration of the construction/renovation project, 3) verification that the subcontractor holds a current license with the State of Florida, and 4) a copy of Certificate of Liability Insurance for no less than \$1 million held by the subcontractor, which covers the construction/renovation period and lists the Association as an additional insured.

3. **WASTE REMOVAL** – Contractor must remove all construction materials and waste associated with construction/renovation from the condominium property at its own expense.

- a. At no time may the condominium trash chute be used to dispose of any construction materials or waste associated with construction/renovation. **Fine for violation: \$100.00 per violation and the cost to repair chute (if applicable).**
- b. At no time may the condominium dumpster be used to dispose of any construction materials or waste associated with construction/renovation. **Fine for violation: \$100.00 per violation and the cost of removal (if applicable).**

At no time may the condominium property including, but not limited to, electrical rooms, stairwells, catwalks, pool area, etc., be used by contractors to dispose of any construction materials or waste associated with construction/renovation. **Fine for violation: \$100 per violation and the cost of removal (if applicable).**

4. PARKING – Contractor may only park in the unit owner’s designated parking space while on condominium property unless Contractor obtains the prior, written permission from Association parking chairman Mel Liederman (954) 454-1122 or Assistant parking chairman Alex Vallecillo (305) 299-1527 to park elsewhere on condominium property. In the absence of permission to park on condominium property and/or in the event that the unit owner’s designated parking space is unavailable, Contractor, its subcontractors, employees and agents must utilize street parking at all times. **Fine for violation: \$50.00 for first two incidents; cost of towing on third violation and each violation thereafter.**

5. ELEVATOR – Contractor, its subcontractors, employees and agents must use the East Freight Elevator at all times.

- a. At no time may Contractor, its subcontractors, employees and agents use the passenger elevator. **Fine for violation: \$50.00 per violation and the cost to repair any resulting damage (if applicable).**
- b. The East Freight Elevator must be padded before Contractor, its subcontractors, employees and agents may use it to move any materials or waste related to construction/renovation. Contractor must notify maintenance at jbacallao9@gmail.com, or 2112009@comcast.net or arrange with the Unit Owner to make arrangements with maintenance at least 24 hours prior to the time Contractor intends to use the East Freight Elevator to allow maintenance to properly pad the elevator. **Fine for violation: \$100.00 per violation and the cost to service or repair the elevator (if applicable).**
- c. The East Freight Elevator may be held for a maximum of ten (10) minutes for loading. Loading should be planned to avoid blocking landings and entrances to condominium facilities and should not create a disturbance to residents.

6. PERMISSIBLE WORKING HOURS: Construction/renovation working hours are limited to **Monday through Friday from 8:30 am – 5:00 pm.**

- a. Any Contractor present in the building outside the permissible hours for any purpose other than to meet with the Unit Owner in the subject unit and/or any Contractor working on a unit outside the permissible hours will be fined. **Fine for violation: \$50.00 for first violation; \$100.00 for each subsequent violation.**
- b. Any Contractor and/or subcontractor, employee or agent of any Contractor who is present in the building for any purpose other than to meet with the Unit Owner in the subject unit must register with one of the individuals who has been designated by the Association to oversee construction projects and/or to maintain a daily record of the presence of any and all Contractors and/or subcontractors, employees or agents of any Contractors

in the building. The Association shall provide the unit owner and the Contractor the name and contact information for the individual with whom the Contractor must register when they meet with the Board to obtain approval of a proposed construction project. **Fine for violation: \$50.00 per person in violation per day.**

- c. Any employee, agent and/or subcontractor of any Contractor who is present in the building for on Association property for any purpose must be identifiable as such by wearing either a shirt bearing the name of the Contractor or subcontractor and/or a name badge with the name of the Contractor or subcontractor and the name of the employee.

7. SMOKING ON CONDOMINIUM PROPERTY: Smoking is strictly prohibited on condominium property *except* on the balcony of the subject unit. Smoking outside the permitted area or disposal of cigarette or cigar butts on condominium property outside the designated urns by Contractor, its subcontractor(s), employees and agents will result in a fine. **Fine for violation: \$50.00 for each violation.**

8. FIRE ALARM: Fire Alarm Speakers are located in each bedroom in each unit and elsewhere throughout the building. **No Contractor, and/or employee, agent or subcontractor of Contractor may tamper with, remove or disconnect the Fire Alarm Speakers at any time and for any reason without obtaining the prior written permission of the Association so that the Association can properly notify its Fire Alarm Monitoring Vendor.** All requests for permission to temporarily remove or disconnect Fire Alarm Speakers must be directed to the Association's Maintenance Worker, Dmitri Grizman at (954) 682-3795. **Fine for violation: \$100.00 for each violation plus any and all costs incurred by the Association as a result of triggering a "False Alarm."**

9. DAMAGES INCURRED BY ASSOCIATION OR UNIT OWNERS: The Unit Owner is responsible for any damage incurred by the Association or by individual unit owners as a result of any aspect of the construction/renovation project including, but not limited to, any damage caused by the Contractor and/or employees, agents and subcontractors of Contractor. The cost to remedy such damages shall be billed to the Unit Owner and deducted from the security deposit required by the Association. All damages that exceed the amount paid by the Unit Owner as a security deposit shall be recoverable from the Unit Owner by the Association or individual unit owners.

CONTRACTORS RULE;

10.) PERMISSIBLE SATURDAY WORK HOURS;

Irrespective of the provisions of paragraph 6 herein, painting contractors who do not use any electrical or motorized noise making apparatus may work during the Saturday hours of 8:30 a.m. and 2 p.m.

11.) PROCEDURE TO OBTAIN APPROVAL OF BOARD;

The provisions of the accompanying "Procedure to Obtain Approval to Commence Construction/Renovation of Individual Units" are hereby incorporated by reference and are a part of these Rules as if more fully set forth herein.

12.) WORKERS COMPENSATION INSURANCE REQUIREMENT;

In addition to the insurance requirements set forth in the "Procedure to Obtain Approval to Commence Construction/Renovation of Individual Units" , every Contractor and Subcontractor who performs work upon any unit or anywhere on the Association property and who is subject to the Workers Compensation Law of the State of Florida shall also furnish the Board with a Certificate of Insurance disclosing a current policy of Workers Compensation Insurance in effect and shall maintain said coverage in effect during all phases of the project.

March 05, 2015

The undersigned hereby declares that they have read and fully understand the terms of these 121 Golden Condominium Association, Inc. Contractor Rules and voluntarily accept them for the purpose of proceeding with the proposed construction/renovation of unit # _____. The undersigned further understand and voluntarily agree to pay any and all fines the undersigned may incur as a result of violating any of the foregoing Contractor Rules.

Date

UNIT OWNER

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

NOTARY PUBLIC, State of Florida

Printed or Typed Name of Notary Public

My Commission Expires:
Identification Presented:
Personally Known: ()

Date

CONTRACTOR

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

Contractor Rules revised 08/21/2013

NOTARY PUBLIC, State of Florida

Printed or Typed Name of Notary Public

My Commission Expires:
Identification Presented:
Personally Known: ()

Contractor Rules revised 08/21/2013

121 Golden Condominium Association, Inc.
Procedure to Obtain Approval to Commence
Construction/Renovation of Individual Units

I/We, _____, owner(s) of record of unit # _____, 121 Golden Isles Drive, Hallandale Beach, Florida 33009, intend to commence a construction/renovation project on unit # _____ and understand that, in order to avoid incurring needless costs and damages to both unit owners and the Association resulting from faulty and/or negligent construction and renovation to individual units, the Association has adopted the following procedures and requirements for all unit owners prior to the commencement of any construction or renovation project of individual units.

I hereby agree to be bound by the following procedures and requirements and understand that my failure to do so in any capacity may result in the Board of Directors denying approval of my proposed construction/renovation project:

- I. All Unit Owners must obtain the prior written approval of the Board of Directors before commencing any construction and/or renovation project in a unit. The Board of Directors will not approve any proposed construction and/or renovation project until it has received, reviewed and is satisfied with the following information:
 - a. Letter from Unit Owner to Board of Directors specifying all proposed work to be done on unit;
 - b. Copy of plans and sample materials to be used for the project;
 - c. Copy of contract between Unit Owner and Contractor(s);
 - d. Verification that Contractor holds current license with the State of Florida;
 - e. Verification of active corporate status of Contractor;
 - f. Copy of Certificate of Liability Insurance for no less than \$1 million held by Contractor that covers the construction/renovation period and lists the Association as an additional insured;
 - g. Name of any subcontractor(s), which Contractor intends to use during the construction/renovation project and contact information for the individual designated as the subcontractor's representative for the duration of the construction/renovation project;
 - h. Verification that any subcontractor, which Contractor intends to use holds a current license with the State of Florida;

- i. Copy of Certificate of Liability Insurance for no less than \$1 million held by any subcontractor of Contractor that covers the construction/renovation period and lists the Association as an additional insured;
- j. Copy of Declaration Page of Unit Owner's homeowner's insurance policy;
- k. Payment of applicable security deposit by Unit Owner or Contractor:
 - i. For all general work that does not require electrical and/or plumbing work - \$2,500.00;
 - ii. For all work that includes electrical and/or plumbing work - \$5,000.00;
 and
- l. Contractor Rules signed by Unit Owner and Contractor.

In the event that there is any change in the subcontractor (s) to be used by Contractor after obtaining the approval of the Board of Directors to commence the renovation/construction project, **Contractor and/or the subcontractor(s) must submit the information required in paragraphs I (g), (h) & (i) to the Board of Directors before the subcontractor(s) may conduct any work in the building or on Association property.**

- II. The Board of Directors reserves the right to request such additional information from the Unit Owner and/or Contractor that it deems necessary before approving any proposed construction/renovation project in a unit.
- III. After the Board of Directors receives the required documentation and security deposits, the Unit Owner and Contractor(s) are required to attend a mandatory board meeting to discuss the details of the proposed project.
- IV. The Board of Directors will issue an official letter approving commencement of construction/renovation upon receipt of a copy of any and all required permits issued by the City of Hallandale Beach.
- V. PLEASE NOTE: No work may begin on any unit until the necessary permits are obtained from the City of Hallandale Beach, and are displayed on the window or front door of the unit with a copy of the letter approving commencement of construction /renovation issued by the Board of Directors.

In the event that the proposed alterations and/or structural changes will not exceed \$1,500.00, receipt by the Board of the foregoing documents and security deposits and Board approval are required even though a permit may not be required.

The Association reserves the right to issue a Stop Work Order for cause at any time during the construction/renovation process to protect the interests of the Association and the unit owners of 121 Golden Condominium.

The undersigned hereby declares that he/she has read and fully understands the terms of this 121 Golden Condominium Association, Inc. Procedure to Obtain Approval to Commence Construction/Renovation of Individual Units and voluntarily accepts them for the purpose of proceeding with the proposed construction/renovation of unit # _____.

Date

UNIT OWNER

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

NOTARY PUBLIC, State of Florida

Printed or Typed Name of Notary Public

My Commission Expires:
Identification Presented:
Personally Known: ()

Date

UNIT OWNER

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

NOTARY PUBLIC, State of Florida

Printed or Typed Name of Notary Public

My Commission Expires:
Identification Presented:
Personally Known: ()

Contractor Rules revised 08/21/2013