

ALTERATIONS

Alteration of units or common elements by unit owners. No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, or in any manner noticeably change the exterior appearance or any portion of the Condominium, whiteout first obtaining the written approval of the Board of Directors, which approval may be denied if the Board of Directors determines that the proposed modifications or alterations would be likely to adversely affect in a material way, or in any manner be detrimental to, the Condominium in part or in whole. Any glass, screen, curtain, blind, shutter, awning or other modifications, additions or installations which may be installed where visible from the outside the unit are subject to regulation by the Board of Directors. No owner may alter the landscaping of the common elements in any way without prior Board approval. The Board may also condition its approval of transfer of ownership of a unit upon an agreement by the owner to remove or adequately soundproof hard-surface flooring installed by a prior owner or the seller. Contact the Property Manager to obtain information regarding everything that is needed for presentation to the Board.

Work is permitted Monday through Saturday from the hours of 8am to 5pm only.

Parking is permitted in the front of the building for loading and unloading only. Vehicle(s) must be parked on the north side of the building for the duration of the job in the overflow parking area behind the tennis courts.

Elevator pads must be installed before starting work and stored away each evening upon departure. The pads are located in the garages off the main lobby. **NO EXCEPTIONS** please. It is the responsibility of the owner to have their vendor do this or to do it yourself each evening.

Areas from the entry to the elevator, the elevator itself and the area from the elevator to the unit must be kept clear of all debris. Floors in all areas must be protected from damage and flooring should be covered as necessary. These areas should be cleaned daily as necessary to include vacuuming the carpet in the hallways. All cutting (base boards, molding, tile, etc.) must be done outside on the ground level, please ask maintenance for a suitable location with water and power.

No debris may be placed in the Association dumpsters or recycling cans and must be removed from the premises by the vendor. If you are bringing in a dumpster please get approval in advance from the Property Manager, ph: 239-765-9700.

If you will be creating dust or welding please cover the smoke detectors and sprinkler heads, if you need the building alarm system to be put on test please contact Maintenance or the Property Manager's office and remember that during a test you must keep a fire extinguisher on hand at all times and call 911 in the event of a problem as they will NOT respond with the building on test. Notify the office immediately of any issues.

If there are any concerns or you need any clarification please contact the Property Manger at the office on 239-765-9700 or the Maintenance Technician on (239) 595-0570.