

Edgewater Condominium Unit modification and remodel application

Apply



Ret.

Failure to comply with the following requirements and procedures will result additional administrative fee and fines.

OWNER REQUIREMENTS PRIOR TO STARTING WORK

Unit Owners must have **CLOSED** on their Unit and provided a **Closing Statement** or Warranty Deed to the Association office before work can commence.

If work is of minor nature see minor repair application form.

The Association shall have the right to immediately shut down the Unit Owner's modification work for failure of the Unit Owner and/or its contractors to comply with these Construction and Improvement Guidelines, with all costs associated with the shutdown to be borne by the Unit Owner.

Maintaining common areas cleaned is required by the Owner's Contractor at all times. Special attention must be placed on any materials such as oily rags and flammable liquids that could ignite through spontaneous combustion. **No materials, debris, trash or scrap is to be allowed in or left in Common Areas** (Hallway, catwalks, stairwells). **NO USING THE COMPACTOR FOR CONSTRUCTION DEBRIS AT ANY TIME!!!!**

THE CONDOMINIUM PREMISE'S CONTAINERS (Compactor), SHALL NOT BE USED BY THE CONTRACTOR OR UNIT OWNER FOR DISCARDING OF CONSTRUCTION DEBRIS (INCLUDING CARPETING, TILE, WOOD, CEMENT, ETC...). VIOLATION OF THE RULES AND REFULATIONS CONCERN COMMON AREA WILL RESULT IN THE UNIT OWNER'S CONSTRUCTION DEPOSIT TO BE GARNISHED BY THE ASSOCIATION.

1. APPLICATION PAPERWORK

A "UNIT MODIFICATION AND REMODEL APPLICATION FORM" including "NOTICE AND ACCEPTANCE OF STANDARDS FOR CONTROL OF SOUND TRANSMISSION AND IMPACT ISOLATION" (FLOOR COVERINGS) & the "SUBMISSION REQUIREMENTS FOR HARD FLOORING INSTALLATION" must be filled out by the Unit Owner or Contractor, and submitted to the Association for **approval PRIOR to any work commencing. **Include copies of all licenses and insurances.** All submitted paperwork becomes part of the owner's File.**

2. SITE ACCESS - PARKING

All materials and equipment must be transported to the Unit of work immediately. Material **MUST** be attended at all times. No storage is allowed in or on any of the common areas of the property or left-over night on unit's balcony.

3. CONSTRUCTION AND MATERIAL DELIVERIES

Delivery hours are Monday – Friday, 8 a.m. to 4:30 p.m., holidays excluded. Deliveries shall be taken directly to the unit and must be accepted by the Unit Owner or their representative. Neither the Association, nor its employees, may sign for construction materials. DO NOT leave material, tools or equipment unattended. The Association is not responsible for loss or theft.

No Sundays, holiday Construction

4. **ELEVATOR USAGE**

THE ELEVATORS ARE NOT TO BE USED FOR TRANSPORTING CONSTRUCTION MATERIALS OR EQUIPMENT AT ANY TIME. FAILURE TO COMPLY WILL AFFECT THE DEPOSIT!

5. **RESTROOM FACILITIES**

Unit Owner contractors and/or their employees may only use the restrooms located within the Unit. Use of the Common Area restrooms is prohibited.

6. **AFTER SHUTDOWNS**

Each unit is equipped with its own shut off valve, located in the laundry room under the water meter. Any improvement requiring the shutting off, of the water supply shall be done only with the unit main shut off. Under no circumstance should the bldg. water supply be turned off.

7. **ALTERATION/IMPROVEMENT/MODIFICATION TO UNIT**

It is the responsibility of the Unit Owner to comply with all City, County and State requirements and regulations regarding the work being performed in their unit. Copies of all permits, contractors' licenses and contractors' insurance must be provided to the Association prior to any work commencing.

8. **APPROVAL PROCEDURE**

Prior to commencing Unit Modification or remodel, the Unit Owner shall submit a completed Modification Application (NO EXCEPTIONS). The application approval can take up to 10 days after the date of receipt. **An orientation with the contractor is required before work is to commence.** Attached to this Construction and Improvement Regulations are copies of the Forms that need to be filled in and signed by both the owner and the contractor. Additional Forms can be obtained at the Association's office.

OWNERS PAGE

The Unit Owner agrees to abide by all the terms and conditions of the Improvement Regulations contained herein. The Unit Owner further acknowledges and agrees that the Association's approval of the Unit Owner's Applications shall not be deemed in any manner to be an acceptance by the Association of any responsibility with respect to the compliance of the plans and specifications to applicable codes or laws or to be an acceptance of responsibility in any other manner with respect to said plans and specifications.

The application to perform work shall include the following:

1. **Specifications** of all work to be performed;
2. Anticipated commencement date;
3. Anticipated completion date;
4. List of **all** contractors/subcontractor employees with supervisory personnel and contact telephone numbers;
5. Licenses and Certificate(s) of insurance from all Contractors involved; If self-contracted, Home owner insurance required;

NOTE: The construction of the floor/ceiling slabs contains post tension cables. Under NO circumstances shall screws or drilling of the floor/ceiling shall be performed without written approval from the Association.

It is imperative for the Unit Owner to review the Declaration of Condominium for further clarification of improvement restrictions as they apply to the building interior or exterior and how this may affect your planned modifications.

9. LICENSE, PROOF OF INSURANCE

All contractors must provide a copy of any **State, County or City** required licensing, written proof of the insurance coverage in the form of insurance certificates naming Edgewater as additional insure. 8931 Wiles Road, Coral Springs Florida 33067.

All unit owners must ensure that the contractors and subcontractors submit to the management office (prior to commencing work) a copy of the Certificate of insurance with Edgewater as the additional insured:

- a) General Liability in the amount of \$300,000.00
- b) Workers Compensation or Certificate of exempt for Workers Compensation insurance.

In the event that any of the Unit Owner(s) or contractors fail to have, at the time of the commencement and continuously carry during the course of the performance of their work at the Condominium Premises, the insurance hereon provided, and should damage, loss, personal injury or death occur, which would have been covered by said insurance, the Unit Owner(s) shall be deemed liable to the Association for any losses or damages which the Association incurs by reason of the failure of the Unit Owner's contractors to have the required insurance in place.

Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work.

Liens or claims filed or made by any of its contractors or their subcontractors, vendors or employees because of any alleged nonpayment for labor, materials or services furnished or performed as part of the contractor's work. If any such lien is filed, the Unit Owner shall promptly discharge or remove any such lien or claim by bonding or payment.

10. CONTRACTORS ACKNOWLEDGEMENT

As a condition to allow each Unit owner to commence a Unit Modification or remodel, **Unit owner must provide the Association with an acknowledgement signed by each of their contractors.** In which such contractors agree to, as part of their contract with the Unit owners, comply with and be bound by all of the terms and conditions of these Construction and Improvement Guidelines.

11. PROTECTION OF ASSOCIATION PROPERTY

Contractors are responsible for protecting the walls, ceilings, doors, floors and other **common areas** from damage. Please use extreme caution in transporting materials and equipment and **remember that any damage to the common areas will be charged to the provided Deposit**, if the damage amount exceeds the deposited amount, the Association has the right to charge the owners ledger. Protective coverings must be placed in front of each hallway door during all hours that work is being performed in the Unit and removed daily during non-working hours.

The contractor or their employees must clean all common areas affected by their work throughout each workday. **This means wiping the floors and leaving no construction residue (film) on the floors and stairwells.** Damage to any common area must be reported immediately to the Association. Repairs will be billed directly to the unit owner.

12. CONSTRUCTION SAFETY AND HEALTH PROVISIONS

The Unit owners shall require in the contract with their contractor's full compliance with the current requirements and regulations of the Occupational Safety and Health Act of 1970 ("OSHA"), Construction Safety Act of 1969 and OSHA Hazard Communication Standard for Construction of 1989, including all amendments thereto and standards and regulations which have been or shall be promulgated by the government authorities which administer such acts ("Governmental Regulations").

Such contractor shall require and be directly responsible for compliance with the above Governmental Regulations and below referenced minimum standards by all of its agents, employees, material men and subcontractors; and shall directly receive and be responsible for all citations, assessments, fines or penalties which may be incurred by reason of contractor's failure or failure on the part of its agents, employees, material men or subcontractors to so comply.

Contractors shall indemnify, defend and hold harmless the Association and other Condominium Unit Owners from any and all fines levied on the Association or such Unit owners for cited acts caused by any contractors, its agents, employees, subcontractors or vendors.

13. WORK HOURS:

Normal work hours shall be 8 a.m. to 4:00 p.m., Monday through Saturday. All work and workers must be off the property by 5 p.m. SUNDAYS or HOLIDAY WORK IS NOT PERMITTED

Noise ordinance is to be observed as per City of Coral Springs

14. SPECIFIC MINIMUM STANDARDS TO BE FOLLOWED BY ALL UNIT OWNER'S CONTRACTORS:

UNIT OWNERS SHALL ENSURE THAT THEIR CONTRACTORS COMPLY WITH THE FOLLOWING STANDARDS:

(A) Job-site cleanliness and organization is directly related to safety as well as quality. Therefore, contractors shall ensure that all rubbish and debris on the balconies is removed from the site **at the end of each workday or placed inside of the unit.** All cleanups in the catwalks and stairs or any work area shall be accomplished on a **daily basis prior to leaving the Condominium Premises,** all common areas shall be left in an orderly and neat manner as directed by the Association. No liquid or mixture that contains material that may harden and block pipes may be placed in the drain of any Unit or common area including paints or solvents. **If after one (1) verbal notification notice,** proper cleanup is not completed to the satisfaction of the Association,

OWNERS PAGE

the **Association may proceed without further notice with the required cleanup work and charge all costs plus ten % (10%) to contractor;**

Any accident or injury is to be reported by the owner and the contractors to the Association immediately.

- (B) Incident that does not result in injury, but had the potential for serious results, shall also be reported immediately;
- (C) Contractors shall ensure the following key areas receive continuous vigilance throughout the period they are on the project:
- Construction project cleanliness and orderly storage/staging of materials and equipment;
 - Fall protection and prevention;
 - Ladder and stairway safety;
 - Caught in/between and struck-by/hit-by hazards;
 - Hand and power tool safety; and
 - Electrical safety
- (D) The Association may periodically conduct job-site safety surveys. Contractors shall stop work and immediately correct, or cause to be corrected, any unsafe condition identified during safety survey. The Association may conduct daily job-site walk-through and the contractors shall immediately correct, or cause to be corrected, any unsafe conditions or areas of non-compliance noted during such walk-through;

15. CONTRACTOR, SUB-CONTRACTORS, EMPLOYEE AND VENDOR ACCESS

Unit Owners or Agent must provide access to **ALL** trades people performing work in the Unit. Management office will at no time provide access for any such person(s).

16. STORAGE OF MATERIALS

All materials and equipment used for Unit improvements **MUST** be stored within the unit. No items may be stored or left for any amount of time on balconies, stairwells, etc. No materials may be cut, stored or worked upon **outside the unit (including any common or limited common element of the Condominium).**

17. CONCRETE CORE DRILLING IS NOT PERMITTED

Due to the presence of post tension cables within the floor and ceiling concrete slabs, the concrete shall in no manner be disturbed including installing small anchors.

18. PLUMBING

- i. Any and all **plumbing work shall be performed by a licensed and insured plumber;**

- ii. Relocation/addition of plumbing requiring core drilling is not permitted. Removal and capping off of plumbing fixtures is permissible only if adjacent areas are not affected;
- iii. Removal and re-set of existing plumbing fixtures (i.e. for flooring installation or replacement of fixture) must be performed by a licensed plumber. Wax rings improperly set will cause leakage to the Unit below and result in unnecessary damages and expense.
- iv. If any appliance that is connected to a water line or drain is removed during the course of flooring installation or any other type of construction, a licensed plumber must be hired to reconnect and reinstall that appliance.
- v. Accessing lower Unit(s) to perform plumbing modifications is not permitted.
- vi. Use caution when drilling screws into the walls. There may be electrical and plumbing lines in the walls.

19.

SMOKE DETECTORS/SPEAKERS-UNITS

During the installation of flooring, drywall alterations, and similar work, smoke detectors can be falsely activated and damaged by dust. Special care must be taken to protect these devices during the improvements. **False alarms due to negligence are subject to fining by the Association, City and the County.** Please make every effort to comply by covering sensors during work.

The auditory speakers (***mini-sounders***) are part of the fire safety system and **must not be removed** for painting or general aesthetic by any contractor. Contact the Management Office for information regarding work on this equipment.

Contractors tampering with the safety systems in the building are subject to back charges for damages and Unit Owners will be financially responsible for any necessary repairs.

Any and all charges that may be related to this negligence will be handled accordingly by billing the unit owner for all costs incurred, in addition to the association's ability to fine the Unit owner.

20. **PROHIBITED WORK**

WORKING IN ANY COMMON OR LIMITED COMMON AREA IS NOT PERMITTED BY CONTRACTORS OR WORKMAN RETAINED BY AN INDIVIDUAL UNIT OWNER! (This includes cutting of moldings, carpeting, tile, wood, etc. in parking spaces, common area halls.)

Neither contractors, designers, sub-contractors nor their employees may

OWNERS PAGE

display or distribute advertisements in any common or limited common area of the building.

Please remember, any lack of cooperation will only serve to delay the completion of the improvements being performed. It is our intent to facilitate the process of improvements while minimizing the inconvenience to other Unit Owners and work in progress. At the same time we must make every effort to minimize the possibility of damages throughout the property and maintain a safe working environment.

If you have any questions regarding any of the above procedural information, please contact the Association Office.

PLEASE DO NOT ANTICIPATE:

- ❖ To begin working without required documentation, approval and authorizations;
- ❖ To be permitted special consideration for untimely or inappropriate requests;
- ❖ To work on the property without maintaining proper conduct and strict observance of all procedural requirements;
- ❖ To solicit or distribute advertising or promotional material on the property.

DESIGNER AND CONTRACTORS IMPROVEMENT REGULATIONS

There is the real potential for serious damages occurring to your unit, the building and the equipment/utilities servicing your unit from the contractors and their employees performing work for you.

TO PREVENT ANY POTENTIAL DAMAGE TO YOUR UNIT WHILE WORK IS BEING DONE THE FOLLOWING TIPS MAY BE HELPFUL:

Make sure your flooring contractor is aware that your sinks, showers and water closets cannot be used for disposal of left over thin set or grout.

- ❖ Stoppages from these types of materials are never covered under "Association Responsibility" Since your drains were checked at the time of walk-through and water flowed freely, you cannot hold the Association responsible for these stoppages. Therefore, you will be responsible for hiring a licensed Plumber to clear the lines if a stoppage problem occurs.
- ❖ During any type of flooring installation, or decorating, there is a considerable amount of dust in your unit. If you leave your air conditioning running at this time, be sure to change filters frequently so as not to cause damage to

OWNERS PAGE

the coils. If these filters are not changed or are removed for any reason, you will get a buildup of debris on the coils. This will result in your system not cooling properly. The acid washing of coils is costly and the cleaning of these coils does not always bring your system back to its original efficiency.

- ❖ If flooring is being installed in kitchen, you are required to remove the appliances. **Upon installation of the floors, you MUST reconnect the appliances.** Please be careful when reconnecting the refrigerator (ice-maker), dishwasher and washing machine. You can get a crimp in your water line, which can clog and cause possible flood. Make sure that all appliances can be removed after floor is installed for service or future replacement.
- ❖ **Contractor will be provided with a 4 digit code once application has been approved**

The following information describes and explains the construction and improvement regulations for Unit Owners, Designers and/or Contractors working in Units located at Edgewater Condominium. These regulations apply to all Unit owners, lessees, designers, contractors, sub-contractors and their employees.

The Unit Owner shall be fully responsible to ensure that all parties involved in any work conducted in his/her Unit are provided with a copy of these Construction and Improvement Guidelines and that the contractor understands that his workers must strictly comply with these Improvement Guidelines. The Association shall provide sufficient copies of these Construction and Improvement Guidelines to the Unit Owner for distribution by the Unit Owner to each of the Unit Owner's contractors at the time of the Association's approval of the Unit Owner's Application for Architectural Modification (i.e. floor installation).

Please note: Due to the nature of the building's construction, penetrations of the floor or ceiling slab are strictly prohibited without the express written consent of the Association. Please see the Association Office for further information.

EDGEWATER CONDOMINIUM
FLOORING REQUIREMENTS

NOTICE AND ACCEPTANCE OF STANDARDS FOR CONTROL OF
SOUND TRANSMISSION AND IMPACT ISOLATION (FLOOR COVERINGS)

**FLOOR COVERING INSTALLATION AND SOUND CONTROL
REQUIREMENTS FOR ALL UNITS INCLUDING FIRST FLOOR UNITS
office must inspect and document via photos underlayment before
flooring is install.**

Pursuant to the Rules & Regulations for EDGEWATER, hard and/or heavy surface floor covering, including, without limitation, tile, laminate and wood ("Floor Coverings"), cannot be installed in any part of a condominium unit, without the prior approval and consent of Edgewater ("The Association").

The Association has set a standard for Sound and Impact Isolation for all hard floor coverings with a minimum Sound Transmission Classification. **Impact Insulation Class (IIC) rating of 68 and a Sound Transmission Class (STC) rating of 72. Tested according to regulations set by the American Society for Testing and Materials Standards E90-02, E989-89 and E492-90, that is specially designed to be used under approved thin-sets, mortars, and adhesives for interior and exterior applications of ceramic tile, stone, and brick, and for interior applications of wood flooring to help eliminate the occurrence of cracks and to reduce sound transmission.** A material specification sheet and laboratory sound test results must accompany all requests for installation. During the installation of flooring, it is imperative that contractors do not undercut doors to the Unit beyond the recommended door manufacturer limits. Any weather stripping removed at the time of cutting MUST be replaced. The Unit Owner shall be responsible for replacing any doors that do not meet local governmental requirements after the installation of flooring. The Association shall not approve the installation of any hard and or heavy surface floor coverings unless all requirements pursuant to Ocean Palms, Designer and Contractor Improvement Requirements are met.

If any installation of hard and/or heavy surface floor covering shall be made in violation of these standards, **the Association shall have the immediate right to prohibit any further installation or, if already installed, require that the floor coverings be removed at the unit owner's expense and replaced with floor coverings and sound insulation which meets the above described standards.** Compliance with such standards is mandatory under the Declaration of Condominium, and shall be enforced for the benefit of all the Unit Owners in the building. Compliance may be enforced by the Association in the Circuit Court in and for the City of Hollywood - Broward County, Florida by an action seeking injunctive relief or specific performance. The undersigned acknowledges such rights

OWNERS PAGE

and submits to the jurisdiction of the City of Coral Springs, Broward County Circuit Court for the enforcement of the standards described above.

If a judicial proceeding shall be necessary, the Association's costs to make the required corrections and the Association's reasonable attorneys' fees (including trial and appellate fees) and court costs shall be charged against the unit owner and such amount shall be secured by lien in favor of the Association against the condominium unit and shall be enforceable in accordance with the terms of the Declaration of Condominium.

A copy hereof shall be maintained in the Association's records and maybe used in any enforcement proceedings of the Rules & Regulations of the Condominium Documents. No proposed transfer of title or lease of the condominium unit shall be approved unless the intended transferee or lessee shall have signed a copy of this Notice acknowledging the receipt hereof and such transferee's or lessee's agreement to abide by and bound by the terms hereof.

Return pages 14-16 plus any that apply

Acknowledgement by Unit Owner:

The following forms must be completed and provided to the office, before any work is performed in the unit.

I acknowledge receipt of the "**UNIT MODIFICATION AND REMODEL APPLICATION**". I understand that as a Unit Owner, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to the negligence of my contractor and/or employees, as well as if self-contracted. I hereby agree to comply with all of the Unit Modification and Remodel Regulations and to cause my contractors and their subcontractors, vendors, all of their employees and agents or if self-contracted, to comply with these Agreement.

Print **Owners Name** (regardless of who does the job) _____

Unit **Owner Signature**(s) _____

Owners email address: _____

Owners Contact number: _____

Print **Contractors** Name (if any): _____

Contractors Signature: _____

Contractors email address: _____

Contractors contact information: _____

Last 4 digits of the phone # of the contractor or the person providing access into the community _____

Date job is to start _____ End _____

Contractor will be provided with a 4 digit code once application has been approved

Return pages 14-16 plus any that apply

Acknowledgment by Owner and Contractor:

Both Owner and Contract must have signatures notarized, if owner is from out of the state, the management company or the representative for the owner must provide a management contract or a Power of Attorney authorizing the person to represent the owner.

The undersigned contractor(s) which shall be performing work on Bldg. _____ Unit _____ hereby agrees as a condition of entry to the Edgewater, a Condominium Property and to the aforementioned Unit, to strictly comply with and to cause its subcontractors, vendors and all of our agents and employees to comply with, the above stated procedures and regulations which the undersigned acknowledges that has been carefully read and fully understood.

Owner Name: _____

Vendor's Name: _____

Print Name of Authorized Company Agent: _____

Authorized Company Agent Signature: _____

**OWNER:
STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____, by _____ whom are personally Known to me or have produced as identification and (did/did not) take an Oath.

Notary Public: _____
Signature _____

My Commission Expires: _____

**VENDOR:
STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____, by _____ whom are personally Known to me or have produced as identification and (did/did not) take an Oath.

Notary Public: _____
Signature _____

My Commission Expires: _____

\$500.00 deposit in the form of a money order is to accompany this application; no application can be delivered without the deposit.

OFFICE PAGE

Acknowledgement by Unit Owner:

I acknowledge receipt of the **"UNIT MODIFCATION AND REMODEL APPLICATION"**. I understand that as a Unit Owner, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to the negligence of my contractor and/or employees, as well as if self-contracted. I hereby agree to comply with all of the Unit Modification and Remodel Regulations and to cause my contractors and their subcontractors, vendors, all of their employees and agents or if self-contracted, to comply with these Agreement.

APPLICATION APPROVED

APPLICATION DENIED

ADDITIONAL CONDITIONS: _____

DATE: _____

POST THIS NOTICE ON THE DOOR

DO NOT THROW CONSTRUCTION MATERIAL IN COMPACTOR OR RECYCLE BIN. MUST CLEAN ALL COMMON AREAS 2X A DAY AND BEFORE LEAVING THE PROPERTY.

PLEASE RETRUN PAGES 14-21 ONLY. USE PAGES ACCORDING TO WORK BEING DONE.

Return pages 14-16 plus any that apply

Remodel Application

This application is for bathroom remodel, kitchen remodel

Failure to comply with the following requirements and procedures will result additional administrative fee and fines.

DATE: _____ Bldg. _____ UNIT #: _____

UNIT OWNER: _____

TELEPHONE # _____ email: _____

TYPE OF MODIFICATION BEING REQUESTED (Bathroom remodel, kitchen remodel or flooring only) _____

PLEASE ATTACH THE FOLLOWING DOCUMENTS AND COMPLETED FORMS TO THIS APPLICATION.

1. CONTRACTORS' CURRENT CERTIFICATE OF INSURANCE
WORKER'S COMPENSATION, LICENSE AND THE NECESSARY WORK PERMITS. _____

I/We understand and acknowledge that approval of this application must be granted before work in the unit may commence and that if modification/installation is done without the approval of the Association, the Association may force the removal of the modification/installation and subsequent restoration to original form at my expense.

I/We understand that work may not commence until the Association has received a Building Permit from the City of Coral Springs for plumbing or electrical work which included but not limited to water heater and a/c installation, windows or doors. If modification/installation is done prior to the receipt of the Building Permit, the Association may force the removal of the modification/installation and subsequent restoration to original form at my expense.

- a) *All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00*
- b) *Workers Compensation or Certificate of exempt for Workers Compensation insurance.*

Flooring: Impact Insulation Class (IIC) rating of 68 and a Sound Transmission Class (STC) rating of 72. Tested according to regulations set by the American Society for Testing and Materials Standards E90-02, E989-89 and E492-90, that is specially designed to be used under approved thin-sets, mortars, and adhesives for interior and exterior applications of ceramic tile, stone, and brick, and for interior applications of wood flooring to help eliminate the occurrence of cracks and to reduce sound transmission.

Applicant Signature: _____ Date: _____

APPLICATION FOR PLUMBING WORK

This application to be turned in with the bathroom and or Kitcen remodel

ALL PLUMBING WORK MUST BE PERFORMED BY A LICENSED AND INSURED CERTIFIED PLUMMER.

- All water heaters must include a drip pan which needs to be connect to a drain line.
- No plastic toilet or sink supply lines are permitted to be installed in any unit.

Unit Owner's Name: _____

Telephone #: _____ Unit #: _____

Contractor/Installer Company: _____

Contractor's License #: _____

Contractors Liability Insurance: _____

Owners may choose their vendors; all contractors must apply for permits with the City of Coral Springs before beginning installation.

- o *All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00.*
- o Workers Compensation or Certificate of exempt for Workers Compensation insurance.

Contractor/Installer Signature

Date

Unit Owner or Management Representative Signature

Date

Approved water line and stop valve



OFFICE PAGE

Flooring Application

Failure to comply with the following requirements and procedures will result additional administrative fee and fines.

DATE: _____ Bldg. _____ UNIT #: _____

UNIT OWNER: _____

TELEPHONE # _____ email: _____

TYPE OF MODIFICATION BEING REQUESTED (Bathroom remodel, kitchen remodel or flooring only) _____

PLEASE ATTACH THE FOLLOWING DOCUMENTS AND COMPLETED FORMS TO THIS APPLICATION.

- 2. CONTRACTORS' CURRENT CERTIFICATE OF INSURANCE
WORKER'S COMPENSATION, LICENSE AND THE NECESSARY WORK PERMITS. _____
- 3. NOTICE AND ACCEPTANCE OF STANDARDS FOR CONTROL OF SOUND TRANSMISSION AND IMPACT
TRANSMISSION (FLOOR COVERINGS) - IF APPLICABLE _____
- 4. APPLICATION FOR TILE FLOORING AND underlayment _____

I/We understand and acknowledge that approval of this application must be granted before work in the unit may commence and that if modification/installation is done without the approval of the Association, the Association may force the removal of the modification/installation and subsequent restoration to original form at my expense.

I/We understand that work may not commence until the Association has received a Building Permit from the City of Coral Springs for plumbing or electrical work which included but not limited to water heater and a/c installation, windows or doors. If modification/installation is done prior to the receipt of the Building Permit, the Association may force the removal of the modification/installation and subsequent restoration to original form at my expense.

- c) *All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00*
- d) Workers Compensation or Certificate of exempt for Workers Compensation insurance.

Flooring: Impact Insulation Class (IIC) rating of 68 and a Sound Transmission Class (STC) rating of 72. Tested according to regulations set by the American Society for Testing and Materials Standards E90-02, E989-89 and E492-90, that is specially designed to be used under approved thin-sets, mortars, and adhesives for interior and exterior applications of ceramic tile, stone, and brick, and for interior applications of wood flooring to help eliminate the occurrence of cracks and to reduce sound transmission.

Applicant Signature: _____ Date: _____

EDGEWATER CONDOMINIUM

APPLICATION FOR IMPACT WINDOWS/ SHUTTERS

Unit Owner's Name: _____

Telephone #: _____ Unit #: _____

Scheduled Install Date: _____

Contractor/Installer Company: _____

Contractor/Installer Address: _____

Contractor/Installer Telephone #: _____

Contractor's License #: _____

Contractors Liability Insurance: _____

Owners may choose their vendors, all contractors must apply for permits before beginning installation. Building colors to be blended with the building...NO SPOT PAINTING. Paint colors can be order from Sherwin William in Coral Springs.

Windows must meet Dade and Palm beach County Codes no exceptions!

HVHZ Monolithic Impact Window and HVHZ Monolithic Impact Sliding Glass with Low E Glass Energy Shield gray glass. Must meet the Miami-Dade County Notice of Acceptance code.

Shutter allowed on the sliding glass doors only and must meet the Miami-Dade County Notice of Acceptance code. Shutter color

- *All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00.*
- Workers Compensation or Certificate of exempt for Workers Compensation insurance.
- Notice of Acceptance per Miami Dade County notice must be attached to application.

Contractor/Installer Signature

Date

Unit Owner or Management Representative Signature

Date

Failure to comply with the following requirements and procedures will result additional administrative fee and fines.

OFFICE PAGE

EDGEWATER CONDOMINIUM

APPLICATION FOR DOOR INSTALLATION

You may install the following doors approved both by the City of Coral Springs and the Association.

Single 6-Panel Steel Door (60 min Fire Rated)

Permits required.

Unit Owner's Name: _____

Telephone #: _____ Unit #: _____

Scheduled Install Date: _____

Contractor/Installer Company: _____

Contractor/Installer Address: _____

Contractor/Installer Telephone #: _____

Contractor's License #: _____

Contractors Liability Insurance: _____

Owners may choose their vendors; all contractors must apply for permits with the City of Coral Springs before beginning installation. Door color can be order from Sherwin William in Coral Springs.

- o All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00.
- o Workers Compensation or Certificate of exempt for Workers Compensation insurance.

Contractor/Installer Signature

Date

Unit Owner or Management Representative Signature

Date

EDGEWATER CONDOMINIUM

APPLICATION FOR AIR CONDITIONING REPLACEMENT

ALL AIR CONDITIONING REPLACEMENT MUST BE PERFORMED BY A LICENSED AND INSURED TECHNICIAN.

- Condenser water supply along with the return ball valves must be removed and replaced with new ones.
- High pressure condenser water hoses must be replaced with new ones.
- Condensate drain, and P-Trap must be checked.
- Preventive maintenance must be performed such as: Filter changes and condensation drain cleared for proper drainage.

Unit Owner's Name: _____

Telephone #: _____ Unit #: _____

Contractor/Installer Company: _____

Contractor's License #: _____

Contractors Liability Insurance: _____

Owners may choose their vendors; all contractors must apply for permits with the City of Coral Springs before beginning installation.

- o *All contractors are responsible for removal of debris from the property because of improvements. Unit owners and/or Contractors working for unit owners found breaking the rules and regulations will be removed from the property and the \$500.00 security deposit will be forfeited. A new security deposit will be required for work to resume, regardless of what contractor resumes work. General Liability in the amount of \$300,000.00.*
- o Workers Compensation or Certificate of exempt for Workers Compensation insurance.

Contractor/Installer Signature

Date

Unit Owner or Management Representative Signature

Date

OWNERS PAGE