

700 Monarch Construction Rules & Regulations

1. All unit owners must submit plans to the Board of Directors construction committee for approval before starting construction.
2. No alterations to the structure or outside appearance of the building may be done without board approval.
3. Insurance Certificates for all contractors must be provided to management before approval will be given to start construction.
4. The name and phone numbers of the general contractor must be submitted with the application.
5. The owner and general contractor must acknowledge that they have received Construction Rules & Regulations before construction approval is given.
6. Application must be submitted to management 30 days before construction may begin.
7. Construction is only allowed beginning the Tuesday after Labor Day thru December 1st and April 15 thru June 15. No construction is allowed on major holidays.
8. Construction hours are Monday – Friday 8 a.m. – 5 p.m. only.
9. No dumpsters are allowed anywhere in the common areas without receiving permission from the association manager. Contractors may not use the on-site dumpsters for construction trash.
10. Water shut off fees are \$50 per occurrence plus hourly maintenance costs. Contractors must post notice on every unit front door 24 hours prior to shut off and indicate the date and time of shut off.
11. All construction work done by contractors shall be completed inside the unit. No work will be allowed in general or limited common areas.

12. No staging or storing materials will be allowed in general or limited common areas. Deliveries are to be immediately delivered inside the unit. Storage in general or limited common areas is not allowed. The items not allowed to be stored in common areas shall include but are not limited to, job boxes, tools, debris, building materials, appliances, etc.

13. Owners are responsible for ensuring the general common elements (hall carpets, stairway walls, stairwells, etc) are cleaned and returned to normal by the end of each construction day.

14. Damages from construction activity must be repaired by owners. Damages to common areas from construction activity not repaired by owners, will be made by management, and charged to owners.

15. Fines for violation of these rules will be \$100 for the first violation, \$200 for the second violation, and \$500 for the third and each successive violation.

I HAVE READ THE CONSTRUCTION RULES AND AGREE TO ABIDE BY THEM

Unit owner's signature: _____ Date: _____

Contractor's signature: _____ Date: _____

Reviewed by: _____ Date: _____