

Bristol Harbour Village Condominiums

CONSTRUCTION & REMODELING

WHAT EVERY OWNER AND CONTRACTOR SHOULD KNOW

Within this pamphlet are the rules and regulations which govern any renovation that occurs within Condominium Association 2 (comprised of units 61 – 116 Cliffside Drive).

Please be sure to review the following regulations carefully prior to any agreement between owner and contractor to assure there are no surprises midway through renovation.

13.2 Because of the potential impact of safety, noise, odors, dust and debris, construction to the condominium unit must have prior approval of the Board of Managers. Owners must complete the enclosed “Condominium Construction Form” and submit the form prior to the monthly Board meeting. The contractor performing the work MUST sign off on the form in the appropriate section which acknowledges he has read the contractor pamphlet that references these construction rules and has agreed to abide by them. After the form is submitted the Board has the option to approve or reject the request. **NO RENOVATION WORK MAY BEGIN WITHOUT RECEIPT OF AN APPROVED FORM.** Approved forms must be attached to the entry door upon start of work. Construction is defined as any change to the interior walls or flooring, bath and kitchen remodeling, tiling and repartitioning. No work or repairs of any kind is permitted to the outside of the building or balcony areas. No work may be done that alters the

perimeter walls or jeopardizes the soundness or safety of the building. Painting, carpeting, wallpapering or replacement of lighting fixtures is not considered as construction.

13.3 Because of the noise conducted to the unit below, the installation of any hard flooring will require the installation of NOBLE SIS SOUND ISOLATION SHEET, with a STC rating of 59 and a IIC rating of 62, between the concrete plank floor and/or existing flooring and the new flooring. Other manufactured products meeting the STC and IIC ratings may be submitted for approval.

13.4 The unit owner shall notify the managing agent prior to the installation of the finish flooring so that the sound control membrane can be inspected. Failure to do so may require the removal of the new flooring for this inspection.

13.5 The installation of a fireplace, wood burning stove or pellet stove poses a potential fire hazard and an additional structural load to the building. Prior specifications, along with a sketch, is to be submitted to the Board of Managers and must list materials, fireplace size, location to load bearing walls and existing flues, plus calculated weight in pounds. Installation by a professional contractor is recommended. All this info MUST be submitted for approval before any work may be done!

13.6 For the courtesy of the residents and renters living around you, construction, remodeling or alterations, either done by the unit owner or a building contractor, is limited from the Tuesday following Columbus Day to 5 pm the Friday before Memorial Day and may only occur on Monday through Saturday from 8:00 a.m. to 5:30 p.m.

13.7 Rugs on the Condo II lakeside balcony may be replaced at the board's discretion. If a unit owner wants to replace their rug a construction form must be filled out and sent to the site manager before installation of any rug. **NO RUG MAY BE GLUED DOWN. IF AN OWNER HAS HAD THEIR LAKESIDE BALCONY RUG GLUED DOWN THE OWNER WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT COSTS SHOULD MAINTENANCE HAVE TO REMOVE THE RUG FOR ANY REASON.**

13.8 Door/Window Glass Replacement – Please contact site manager to be put on the list for replacement glass.

13.9 Storm Door Replacement – Please fill out a construction request form and forward to the site manager.

13.10 Heating Unit Replacement – Please contact site manager for an approved list of heating contractors.

13.11 Balconies and common walkways are not to be used as a construction work area. Carpet disposal is the responsibility of the unit owner and/or the contractor. Old carpeting is not to be placed in the trash sheds. The trash collector will not take old carpet.

13.12 Renovation debris - Debris generated by contractors / owners cannot be thrown in dumpsters or trash sheds. This debris must be removed daily from site by 5:30 pm. Alternatives to daily removal are utilizing enclosed trailers or P.O.D.s style containers. These trailer / container(s) must be parked on the west side of the garage.

13.13 All electrical work performed by contractor and/or homeowner must conform to local building code(s) and/or National Electrical Code as most recently revised. All plumbing work performed by contractor and/or homeowner must conform to local building code(s) and/or NYS Plumbing Code Book as most recently revised.

13.14 Unit owners who violate the rules governing construction, remodeling and renovations may be levied a fine of \$100.00 (one hundred dollars) per day for each day of infraction. Any questions or concerns regarding construction, remodeling, alterations or repairs should be addressed to the Management Company.

Revised: April 2019