

CONDOMINIUM 3

CONSTRUCTION FORM

Windows and Patio Doors

These form(s) must be filled out and submitted to the Condo 3 designated property manager prior to work commencement. Once approval has been granted work may commence. Any violation of the By-Laws, Rules and Regulations, or conditions to which this particular request is subject, as determined by the Board or its designated agent, may, at the discretion of the Board, result in the approval for this construction request being rescinded. Should the request be rescinded, all work must immediately stop, subject to the Board's approval of a new request.

Unit Owner: _____ Unit Number: _____
(please print name)

Unit Owner: _____ Date of Request: _____
(signature¹)

1. Description of work (please attach Description form and any drawings and/or specs per the Description form): _____

2. Name of Contracting Company: Rochester Colonial
*contractor must provide certificate of insurance
Address: 1794 Lyell Ave, Rochester, NY 14606
Tel. #: 585-254-8191

3. Proposed work schedule: Start Date: _____
End Date: _____

4. Contractor Signature: I have read and agree to abide by the condominium requirements related to repair / renovations as stated in the "Contractors Pamphlet" as revised 10-31-2018.

Name: _____ Signature: _____
(Authorized Representative)

Request Received: _____ Approved ☐ Date Approved: _____ Denied ☐

Reason for denial: _____

Board President Signature: _____

Resident Manager Signature: _____

¹ Signature is required and signifies that the owner has read and understood all regulations / guidelines governing condominium renovations / repairs and **assumes all liability for damages** according to section 9 of the subject regulations. Owner signature also acknowledges that the board approval is contingent on the owner/applicant furnishing the board with an appropriate building permit if a building permit is required. Please refer to the list in the Rules and

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DESCRIPTION FORM

The purpose of this form is to provide specific information to the board to facilitate approval of the unit renovations. This is to be submitted with the "Construction Request Form".

Unit Owner: _____

The owner of the unit acknowledges that the replacement of the windows and/or patio (sliding glass) doors is subject to the following conditions:

1. All work is to be done at the unit owners' expense;
2. The replacement windows and/or doors are to be made and installed by Rochester Colonial and are limited to the attached description. No other replacement windows or doors or other contractors may be used;
3. Upon satisfactory completion of the work, as determined by the Condominium 3 board or its designated agent, the owner agrees that the ownership of the replacement windows and/or doors is automatically transferred to Condominium 3, as specified in the Declaration;
4. The owner realizes that drafts around the seals between the moving and fixed panels resulting in drafts, worn glides or rollers, and fogged glass are the responsibility of Condominium 3 and have been satisfactorily addressed in most instances;
5. The owner will install interconnecting smoke and CO detectors must be installed in the hallway and in each bedroom;
6. Owner of the unit is still responsible for all assessments;
7. Per conversation on July 23, 2020 between Phil Sommer and Andy Morey, a building permit is not required because the windows and/or doors are being replaced with exact replacements in the same openings.

NOTE:

As per section 9.14 of the Condominium 3 Rules and Regulations:

"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 electrical work **MUST** be inspected by a state certified inspection company such as Middle Department or Commonwealth and a copy of the inspection report showing that the electrical work was properly done must be sent to the Board or its designated agent. 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. It is the recommendation of the Condo 3 Board that any owner applicant having plumbing work done, should consider changing from current PVC pipe to a PEX or copper application."
