

HOLIDAY HARBOUR CONDOMINIUM VARIANCE SPECIFICATION SHEETS

***ALL VARIANCE REQUESTS MUST INCLUDE CONTRACTOR'S PROOF
OF GENERAL LIABILITY INSURANCE CERTIFICATE IN THE AMOUNT
OF \$1,000,000.00 AND WORKER'S COMPENSATION CERTIFICATE
FROM THE CONTRACTOR***

**All approved variance request work must be inspected by the
Holiday Harbour Superintendent or Property Manager immediately
following the completion of the work.**

TABLE OF CONTENTS

Table of contents	2
Air Conditioner Compressor	3-4
Awning – retractable	5-6
Dish Antenna	8-10
Doors & Windows	11
Dryer Vent	12
Flower Box	13
Flower Pot	14
Hose Hanger	15
Hot Water Heater (tank less)	16-17
Patio Carpet	18
Simplex Interior Door	18
Simplex Patio Attachments	19-20
Wing Wall Screens	21
Railings	22
Gas Appliances, Furnaces, Etc.	22-23
Dock Ladders	24

AIR CONDITIONER/COMPRESSOR LOCATION SPECIFICATIONS

PLACEMENT:

- 1) Only end unit owners will be allowed to place a condenser in the end foundation planting area.
- 2) Other Units—AC Condenser cannot be installed any closer than two feet from the front door and two feet from the next condos' separation line. This will allow each unit to install the AC Condenser in front of the unit and still allow for room to work on the unit for maintenance. The AC Condenser units would be placed in the foundation planting area only.
- 3) All AC Condensers will be placed (mounted on concrete, poly, or slab) per manufacturer's recommendations.
- 4) Simplex Units, both the upstairs and downstairs units will be able to place their AC Compressor in the front of the downstairs unit. No condensers should be placed underneath a living room window. Condensers should also be to the side of the kitchen window when possible.
- 5) If moving the AC Compressor from the patio, it will be the unit owner's responsibility to repair the penetrations in the rear walls. Holiday Harbour has vinyl siding for these repairs.

ELECTRIC, REFRIDGERANT GAS AND LIQUID LINE PENETRATION:

- 1) When possible use existing penetrations wherever possible to access the basement.
- 2) A 3" hole will be cored in wall at ground level. A plastic sleeve inserted for access to basement.
- 3) The sleeve will be packed with fiberglass insulation and dum-dummed to seal it on the outside.
- 4) Some units already have an access hole used in the past.

AIR CONDITIONER/COMPRESSOR LOCATION SPECIFICATIONS (cont.)

LANDSCAPING AFTER INSTALLATION:

- 1) Holly bushes are a choice; they keep their leaves all year and allow air flow through them. Each unit will require 3 evergreen, boxwood or holly plants, one in front of the unit and one at each front corner. Holly plants recommended, other evergreen plants are acceptable. Another option would be green wooden or polyethylene fencing, the height of the compressor on the sides in place of one plant, putting two plants in front and green fencing on the sides.

- 2) Submit a sketch of the landscaping to be removed and added so the Landscape Committee can evaluate placement.

- 3) Plants need to be planted 2 ½ ft. from the AC units' surface. Landscaping to be paid for by the unit owners and all landscaping completed within two weeks of AC Condenser installation. Once the bushes are installed at the unit owner's expense, they will be the responsibility of Holiday Harbour to keep trimmed. If landscaping not completed within two weeks, Holiday Harbour will do the landscaping and back charge the unit owner for said landscaping.

Signature – Unit Owner

Date

Signature – Licensed Contractor

Address

Date

This signed specification to be kept on file in Holiday Harbour office file.

AWNINGS – RETRACTABLE SPECIFICATIONS

- 1) Fixed awnings may be installed over the patios of units at Holiday Harbour Condominium. A variance request must be submitted to, and approved by, the Board of Managers prior to installation. The Superintendent shall inspect the installation upon completion and give final approval. The variance and supporting documents must be submitted to the Holiday Harbour site office at least one week prior to the Holiday Harbour Board of Managers meeting. The meetings are usually held on the fourth Wednesday of each month. If the variance is not received prior to the meeting, it will not be reviewed until the next month's meeting.
- 2) No work or commitment of work will be made by me until I have received written approval from the condominium association.
- 3) All work will be done at my expense and all future upkeep will remain at my expense or future homeowner's expense.
- 4) All work will be done expeditiously once commenced and will be done in a good workman-like manner by contractor.
- 5) All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
- 6) I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work and it
- 7) I will be responsible for the conduct of all persons, agents, contractors and employees who are connected with this work.
- 8) The variance request shall specify the brand, type, color and dimensions of the awning, the installer(s), the proposed mounting location, method of installation and, if electric, the type of connection. The request shall have attached to it a copy of this specification and rules signed by all appropriate parties.
- 9) The awning must be installed by an authorized representative of the manufacturer which has been approved by the Holiday Harbour Board of Managers. Prior to installation, the contractor must provide a copy of an insurance certificate, listing General Liability Insurance coverage and worker's compensation in effect presently and at the time the work is completed.
- 10) The awning shall be firmly affixed to the structural elements of the building (studs, headers or rafters) as stated on mounting specification. Approved awning mounting locations, by type of unit are as follows:

UNIT TYPE	MOUNTING LOCATION
One bedroom upper	Roof Rafters
Two bedroom	Wall Studs, 9 ½ feet up from patio deck
Three bedroom	Wall Studs, 9 ½ feet up from patio deck

The awning must be entirely supported from the building structure, no posts or tie-downs are permitted.

AWNINGS – RETRACTABLE SPECIFICATIONS (CONT)

- 11) The dimensions of the fully extended awning shall conform to the width and length of the patio or balcony. The awning shall not extend over patio wing walls, deck railings, or service walks.
- 12) Any break in the exterior of the dwelling unit made during the installation process shall be repaired and made weather and varmint proof.
- 13) Where the awning operation is electric (optional feature), it shall be plugged into the patio/balcony outlet. The outlet shall be of the ground fault interrupt type and the cord shall be installed to be as inconspicuous as possible or installed within a Wiremold Cordmate kit. Any electrical installations shall be performed by a licensed electrician.

- 14) Where the installation does not meet the requirements, a Complaint form, issued by the Superintendent or Board of Managers, shall specify the required remedy.

- 15) If the awning is removed, either by the Homeowner or at the direction of the Board of Managers, the Homeowner shall pay for the cost of the removal and restoration of the building exterior to its original condition.

- 16) The Homeowner or resident shall retract the awning every night, when leaving the home or when or when threatening weather approaches.

- 17) The Homeowner shall keep the awning clean and in good repair. This includes, but is not limited to, periodic cleaning, replacement of worn or weathered parts, repair or replacement of damaged parts.

- 18) Where ordinary operation or damage to the awning may present a safety hazard, the Homeowner, bearing all costs for such action, shall promptly have the condition repaired or have the awning removed. If such corrective action is not taken by the Homeowner, the Board of Managers shall have the condition repaired or the awning removed, at the Homeowner's expense.

- 19) The Homeowner shall be liable for damage to the common and restricted common elements, caused by the awning, whether by ordinary operation, weather, or failure of the parts or mechanism. Where such damage occurs, the Board of Managers shall have such condition repaired at the Homeowner's expense.

- 20) The Homeowner shall be liable for any injury or personal property damage, caused by the awning or actions upon the awning.

Signed _____
Homeowner

Contractor

Address: _____ Date _____

Phone: _____

Approved: 6/28/06

INSTALLER APPROVED BY THE HH BOARD OF MANAGERS

DEALER:

- Accent Leisure
Mike Gorsky
1224 Victor Road, Macedon, NY 14502
Phone: 1-585-704-6488/1-315-986-2453
- Leroy Hearth and Home
1-585-502-0139

Manufacturer: Sunsetter

Models: Motorized, Pro or Vista

Color: 1 color only to be Coffee Striped Valance
with Cream top.

Approved: 5/23/2018

DISH ANTENNA MOUNTING SPECIFICATIONS

Roof Mounts:

- 1) Only insured contractors are permitted to install satellite dishes to any roof areas.
- 2) Homeowner shall supply the following information to the Board of managers when applying for a variance:
 - Name of contractor
 - No larger than 39" or 1 meter
 - Starting and completion dates.
 - After installation is complete a final inspection will be done by the on-site superintendent.
- 3) Dish Antenna to be mounted on "Driveway" side of unit roof using galvanized or stainless lag bolts, so as not to rust and stain roof. Dish Antenna to be run in line with existing Dish Antennas on that building.
- 4) Cable to be run as inconspicuous as possible; (i.e., through roof vent, behind "J" channel of siding, etc...)

Other:

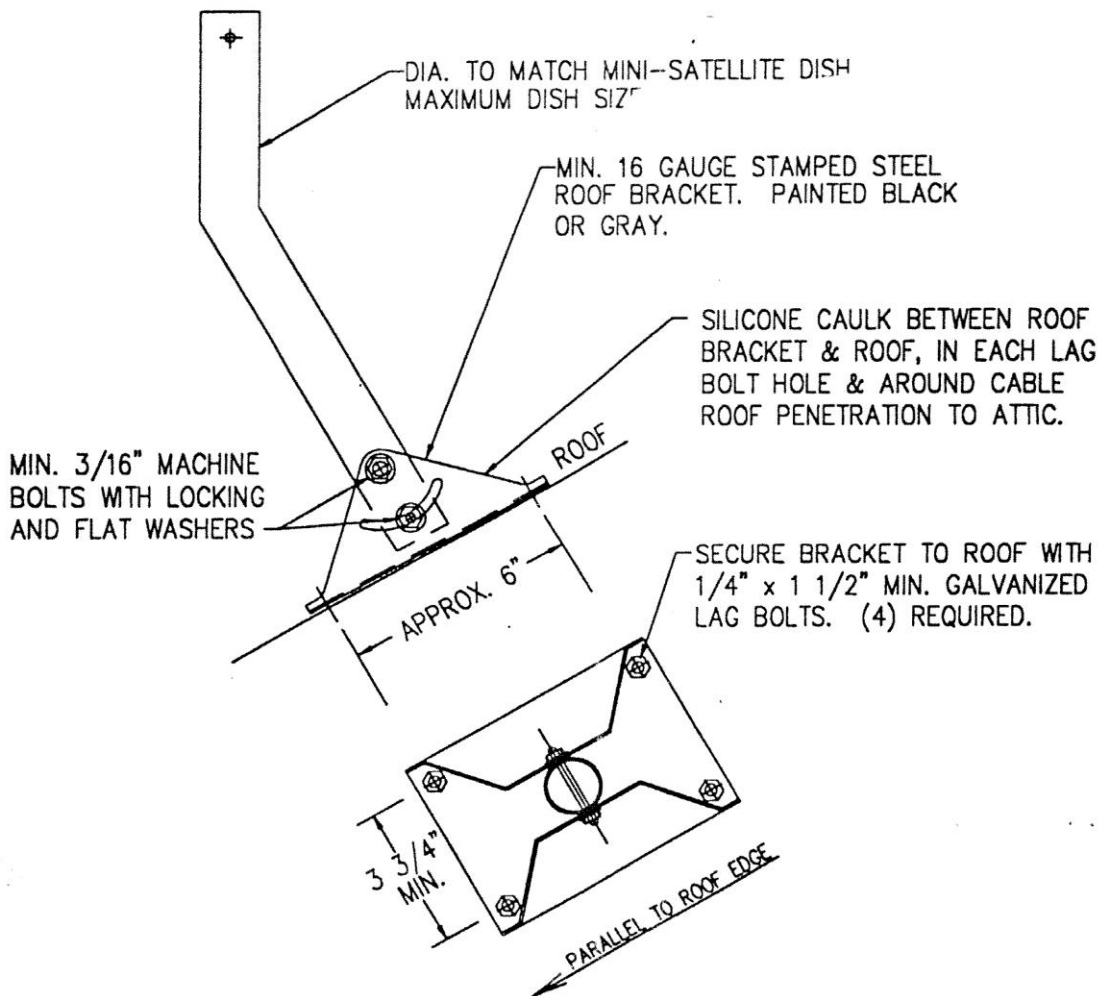
- 1) Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable quality signal.
- 2) All installations shall be completed so they do not materially damage the common elements, limited common elements, nor individual units, or void any warranties of the Condominium or other Owners, or in any way impair the integrity of the building.
- 3) Any installer other than the Owner shall provide the Condominium with an insurance certificate listing the Condominium as a named insured prior to installation. Insurance shall meet the following minimum limits:
- 4) A copy of an insurance certificate, from my contractor listing General Liability Insurance coverage in the amount \$1,000,000.00 and Worker's Compensation Insurance in effect presently and at the time the work is to be completed.

The purpose of this regulation is to ensure that antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Condominium residents and personnel.

- 5) Antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from velocity.

DISH ANTENNA MOUNTING SPECIFICATIONS (CONT)

- 6) There shall be no penetrations or exterior, exclusive-use areas of the building unless it is necessary to receive an acceptable quality signal or it would unreasonably increase the cost of antenna installation. The following devices shall be used unless they would prevent an acceptable quality signal or unreasonably increase the cost of antenna installation, maintenance or use:
 - A. Devices that permit the transmission of telecommunications signals through a glass pane without cutting or drilling a hole through the glass pane; or
 - B. Devices, such as ribbon cable, which permit the transmission of telecommunications signals into a residence through a window or door without penetrating the wall; or
 - C. Existing wiring for transmitting telecommunications signals and cable services signals.
- 7) If penetration of the exterior exclusive use areas is necessary, the penetration shall be properly waterproofed and sealed in accordance with applicable industry standards and building codes. The purpose of this rule is to prevent structural damage to the building and residences from moisture. Any damage to the roof is the homeowner's responsibility to repair.



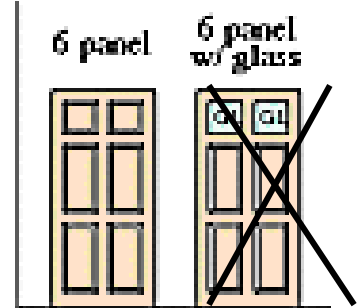
GENERAL NOTES

- 1 INSTALL IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 2 PROVIDE GROUNDING OF MAST AND WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL AUTHORITIES.
- 3 PROVIDE AND INSTALL ROOF MOUNTED SATELLITE DISH BRACKETS ONLY.
- 4 USE ONLY GALVANIZED STEEL OR STAINLESS STEEL FASTENERS AND BOLTS ONLY.

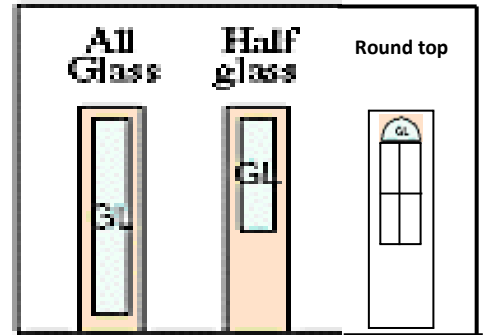
SATELLITE DISH MIN. ROOF BRACKET STANDARDS

INTERIOR SIMPLEX FRONT DOORS DOOR AND WINDOW APPROVED STYLES

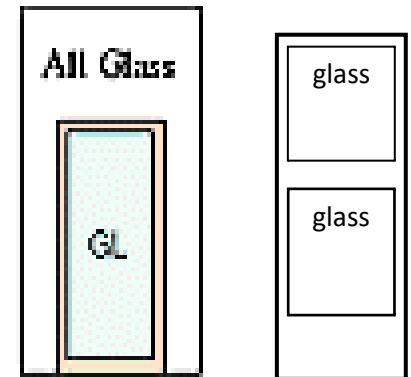
Front Doors: There is one approved styles of front doors. Doors should have embossed panels only; Door has no windows; White is the only approved color. Interior simplex front doors to be six panels, 90 minute fire rated, baked enamel door and self-closure. No glass is allowed.



Sidelights: There are three approved styles. White is the only approved color
 Style #1 is a plain, full length glass panel.
 Style #2 is a plain half-length glass panel.
 Style #3 is a half-length glass panel rounded & divided at the top.



Storm Doors: The only approved styles are a full or 3/4 view glass door. Doors may be self-storing as long as they do not differ radically in appearance from the approved full or 3/4 view. White aluminum or vinyl exterior surface is the only approved color.



Windows: A white aluminum or vinyl exterior surface slider style **with grids** (square) is the only window style approved.



Sliding Glass Doors: White aluminum or vinyl exterior surface slider is the only approved style.



DRYER VENT SPECIFICATIONS

FIRST FLOOR DRYER

- 1) Dryer vent shall be constructed of solid aluminum or galvanized vent pipe
- 2) Dryer vent pipe to be installed in a straight run between the floor joist, using one 90 degree elbow to go from the dryer to the floor and one more 90 degree elbow below the floor
- 3) One short piece of 2 inch lumber, serving as a spacer, may be drilled to allow the vent pipe to pass through
- 4) The brick wall shall be carefully drilled/core bored to accept the 4 inch vent pipe and exterior damper
- 5) Damper shall be same as sample found in Superintendent's office

SECOND FLOOR DRYER

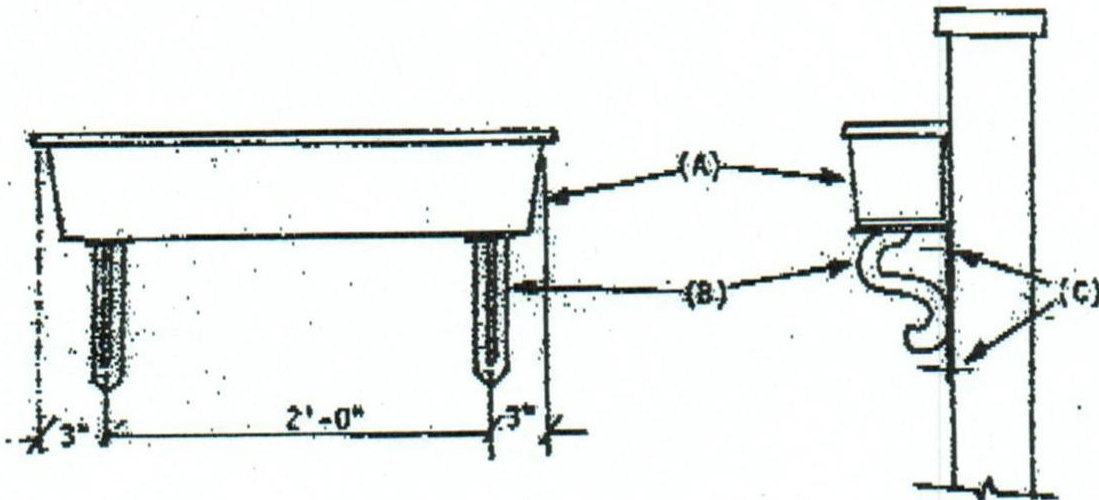
- 1) Dryer vent pipe shall be insulated aluminum pipe
- 2) Dryer vent pipe goes through the ceiling
- 3) Dryer vent pipe follows the nearest wood joist to roof and is secured to joist using hangers or long tie wraps.
- 4) Brown louvered dryer vent cap is installed through roof using approved sealing methods as to not cause water leaks.

All Units are required to have a clothes dryer vent inspection every two years; due at the same time the furnace inspection is due, by a certified heating contractor. Proof of inspection shall be submitted to the Management Company; where proof of inspection is not provided, the Board of Managers may take action against the home owner in the way of levying fines or shall order such service to be accomplished at the expense of the home owner.

Homeowner is responsible for maintenance/repair/replacement

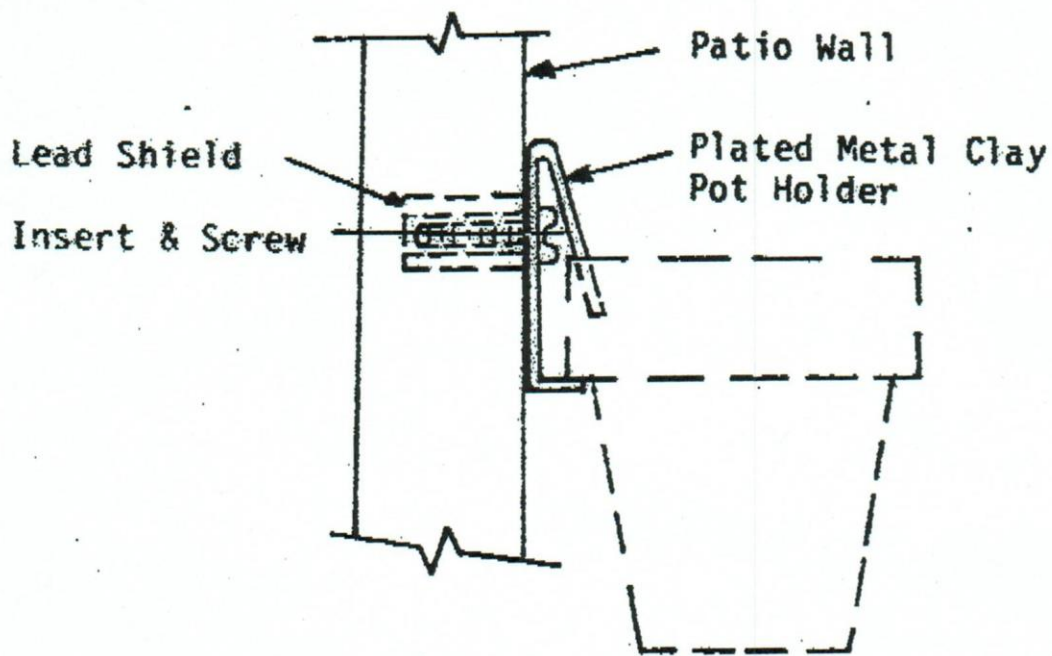
FLOWER BOX SPECIFICATIONS

- 1) Maximum of two (2) per patio, wall mounted on the inside all surface only
- 2) 6 inch x 6 inch x 2 foot 6 inch noncorrosive flower box
- 3) Noncorrosive support brackets capable of supporting fifty pounds or more
- 4) Each support bracket secured by two (2) No. 8 x 1-1/2 brass screws set in No. 12 x 1-1/2 lead expansion shields. Drill 5/16 inch holes in mortar. Fastened into mortar only, between blocks
- 5) Flower box may remain in place year round



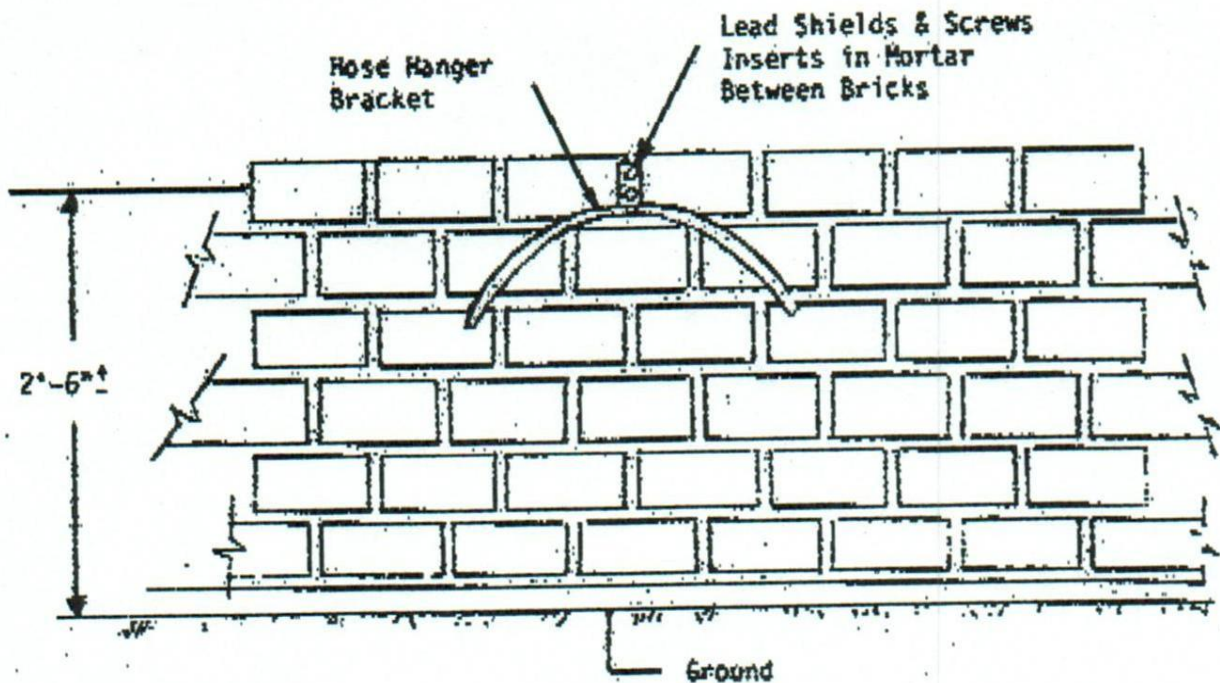
FLOWER POT SPECIFICATIONS

- 1) Maximum of five (5) per wall
- 2) Mounted on the inner side wall facing your patio. Nothing mounted on front surface or outside surface of end unit
- 3) Each pot holder is to be secured by a No. 8 x 1-1/2 brass screw set in No. 12 x 1-1/2 lead expansion shields. Drill 5/16 inch holes in mortar. Fastened into mortar only, between blocks
- 4) Flower pot holders are to be removed when not in use, this includes the winter season



HOSE HANGER BRACKET SPECIFICATIONS

- 1) A hanger bracket for a garden hose may be attached to the street side of the condominium having a hose bib
- 2) The hanger bracket shall be similar to the depicted in the sketch below.
- 3) It shall be secured to the condominium wall using two number 12 x 1-1/2 inch long lead expansion shields inserted into the mortar between bricks, as indicated. Fasten using two number 8 x 1-1/2 inch long brass screws. Drill 5/16 inch diameter holes to accept the lead shields.
- 4) The owner shall be responsible for coiling the garden hose on the bracket in a neat manner when the hose is not in use.
- 5) The owner shall be responsible for disconnecting the hose from the hose bib prior to the onset of freezing temperatures.



HOT WATER HEATER (TANKLESS) SPECIFICATIONS

The following is a list of requirements for installation of tank less water heaters.

- 1) Apply for a permit from the City of Canandaigua prior to installation and provide copy to Holiday Harbour.
- 2) Owner **must** apply for a variance from condominium association for installation of water heater, complete with general liability and workers compensation insurance certificates for the contractor.
- 3) Direct-vent sealed combustion water heaters will be the only units allowed.
- 4) Direct-vent water heaters shall be vented separately from any other gas-fired equipment.
- 5) Install equipment in accordance with manufacturer's written instructions, Gas Code of New York State, and City of Canandaigua rules.
- 6) Install gas piping with sufficient capacity and ahead of furnace piping. Minimum pipe size to be $\frac{3}{4}$ inch.
- 7) Gas piping shall be installed by a licensed plumber and tested for leaks prior to start-up of the water heater. All gas piping to water heater shall be purged of debris prior to connection.
- 8) Install an approved union and 6-inch drip leg, with cap, in the gas piping ahead of water heater and between water heater and gas shut-off valve.
- 9) An approved pressure relief and vacuum relief valve must be installed on the hot water outlet line between the unit and any other valve or shut-off device. Run the pressure relief valve discharge pipe to 6 inches above floor.
- 10) All soldered potable water connections shall be lead-free solder approved for use with potable water systems.
- 11) A copy of an insurance certificate, from my contractor listing General Liability Insurance coverage in the amount \$1,000,000.00 and Worker's Compensation Insurance in effect presently and at the time the work is to be completed.

HOT WATER HEATER (TANKLESS) SPECIFICATIONS (CONT)

- 12) Maximum natural gas consumption for any tank less water heater shall not exceed 200,000 Btuh. If a larger water heater is desired, a complete engineering evaluation must be performed for the natural gas piping system by a qualified technician or licensed professional engineer to ensure the system will meet all gas usage requirements for the living units connected to the piping system. A written report shall be submitted to the condominium association for this piping revision.
- 13) Only concentric, sidewall-vent termination is allowed and must be installed with the pipe outlet a minimum of 12 inches above the snow level (snorkel kit).
- 14) Electrical power for the water heater shall be installed by a licensed electrician.
- 15) Obtain written service agreement with a qualified service organization to perform annual equipment inspection and lime/scale flushing of the heat exchanger.
- 16) Installing contractor to remove old water heater and dispose of off-site in a legal manner.
- 17) Do not use the water heater if any part has been under water. A qualified service technician must inspect the unit and replace any damaged parts before resuming operation.
- 18) Manufactured by Rinnai or approval equal.
- 19) Provide copy of insurance binder.

PATIO CARPETING SPECIFICATIONS

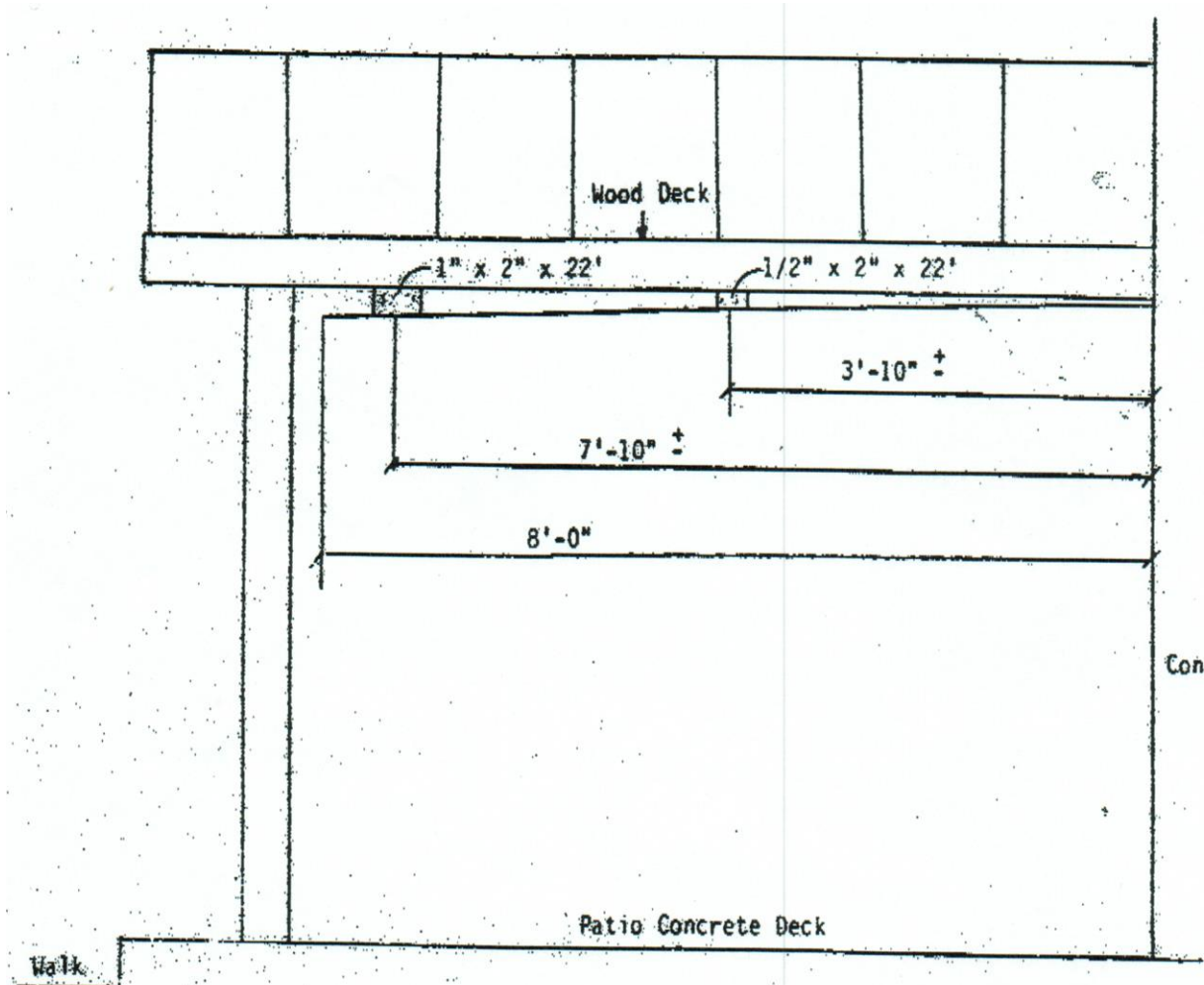
Beaulieu Carpets Indoor /Outdoor Carpeting is allowed on patios. Carpet or area rugs are **not to be glued down** to patio. Allowed colors are Sahara Green or Cocoa Brown

SIMPLEX INTERIOR DOOR SPECIFICATIONS

- 1) Interior Simplex unit entry doors shall conform to the City of Canandaigua Building and Fire Codes. Doors shall have a 90 minute fire rating minimum and a self-closure.
- 2) Doors may require that frame also be installed to obtain the 90 minute rating. Check with your supplier.
- 3) Doors shall be white and have a baked enamel finish.
- 4) Doors must be 6-panel design.

SIMPLEX UNIT PATIO ATTACHMENT SPECIFICATIONS

OVERHEAD SHIELD



Corrugated fiberglass sheets are attached to the underside of the overhead deck as follows:

- 1 strip of wood 1/2" c 2" x 22" nailed on the bottom of the overhead deck along the entire length, approx. 3'10" from building, painted to match patio
- 1 strip of wood 1" x 2" x 22" nailed on the bottom of the overhead deck along the entire length, approx. 7'10" from building, painted to match patio
- This will give 1" of pitch in 8' for water runoff
- The 26" X 96" corrugated fiberglass sheets in white (or Board's choice of color) would be nailed onto these strips of wood and also the overhead deck supporting beam against the building. Each sheet of fiberglass would overlap 2" and have about 12 nails.

SIMPLEX UNIT PATIO ATTACHMENT SPECIFICATIONS (cont.)

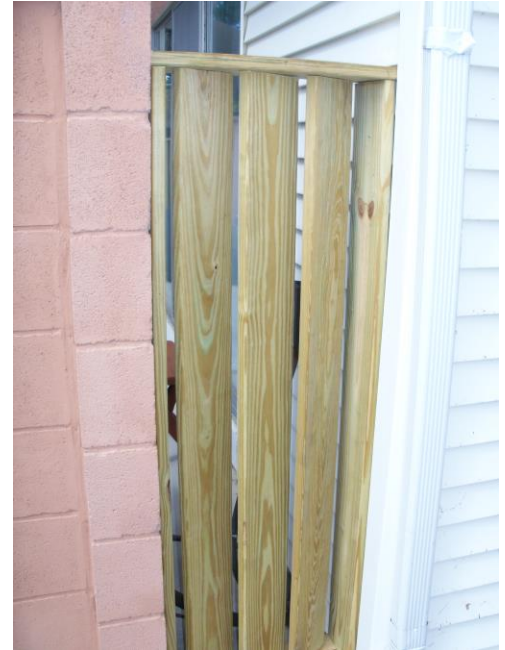
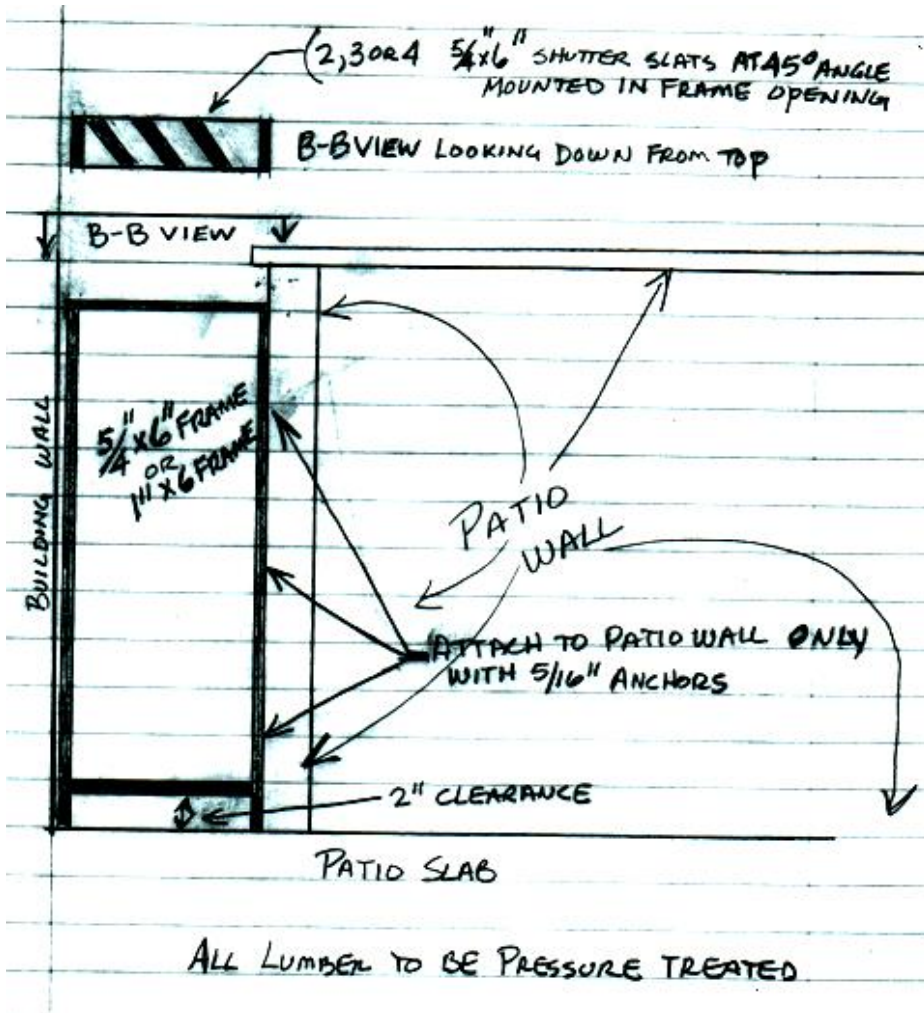
HANGING PATIO SCREEN

- Roll-up bamboo curtains may be attached to the underside of the overhead deck along the side facing your neighbor's patio only, not along the water side
- Use plated eye hooks screwed into the bottom of the mail framed double 2 x 8.
- Curtains must be natural bamboo color only
- Curtains must be rolled up when not in use (i.e. overnight, inclement weather)
- Curtains must be maintained in good condition and removed in winter

NOT ALLOWED:

- No attachments are allowed to the outer facing edge of the block walls or to the outside long surface of end unit walls. No attachments are allowed to the outer surface of the condominium in the patio area.

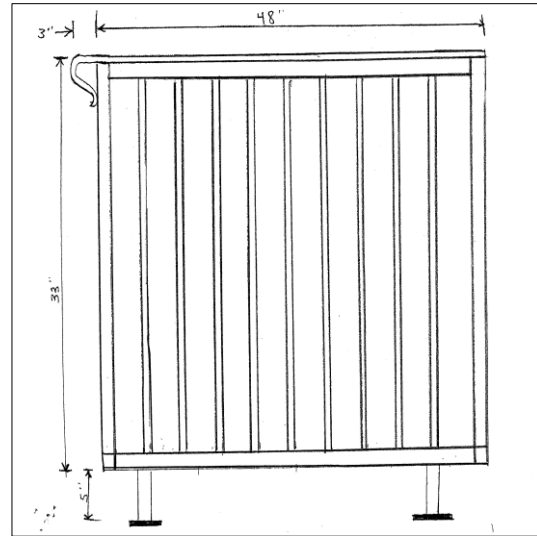
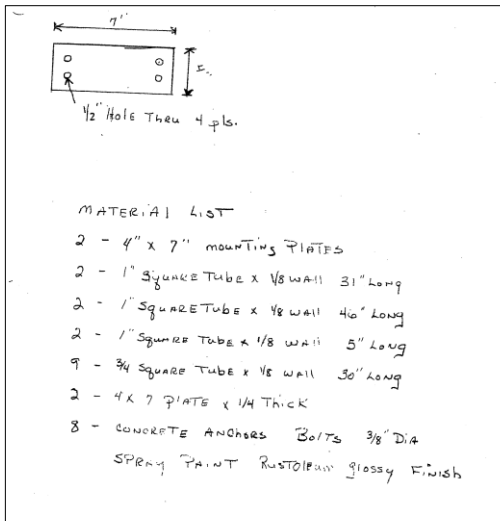
WING WALL SCREEN SPECIFICATIONS



Patio (non-simplex): Wing wall screens between the block wall and the condominium proper consisting of concrete blocks, or decorative concrete structures are not allowed because of the potential hazard collapse. Solid screens of any material are not allowed due to wind pressure problems.

HAND RAILINGS

Hand railings are for use on the front stoop only. A variance is required for installation of a hand railing. There approved specifications for hand railings. This is to keep uniformity throughout the community.



1. In addition to meeting product manufacturer's specifications, all contractors and installers of heating and hot water units, and those servicing units at Holiday Harbour, must certify, within thirty (30) days of installation, that they have met the code requirements according to AGA NFPa Pamphlet 54, the New York State Building Code, Article 10, and natural gas utility company requirements, using the Holiday Harbour Condominium Certification Form.
2. The following BTU/Hour guidelines for installation of furnace units at Holiday Harbour Condominium have been established by the Board's HVAC engineering consultant:

Unit Size	Square Feet	Minimum Furnace BTU/Hour Output
AA	706	35,000
BB	752	35,000
C	893	40,000
D	954	40,000

E	1,062	45,000
F	1,102	45,000
G	1,142	45,000

3. Vendors shall install energy efficient furnace systems with a BTU output as listed above. Furnaces shall have a minimum efficiency of 80%. Dual stage heat, with variable speed fans, is recommended.
4. As of December 2008, gas or electric tank-less hot water heaters are allowed as replacement for hot water heaters, as the 20 gallon short water heater style is no longer available.
5. All other gas appliances, other than furnaces and water heaters, are strictly prohibited. These include, but are not limited to, kitchen stoves and vented or vent-free gas logs in fireplaces or stoves.
6. All Units are required to have in the living space, a working smoke alarm and carbon monoxide (CO) alarm, whether individual or in combination.
7. All Units are required to have a furnace inspection every two years by a certified heating contractor. Proof of inspection shall be submitted to the Management Company; where proof of inspection is not provided, the Board of Managers may take action against the home owner in the way of levying fines or shall order such service to be accomplished at the expense of the home owner.

All Units are required to have a clothes dryer vent inspection every two years; due at the same time the furnace inspection is due, by a certified heating contractor. Proof of inspection shall be submitted to the Management Company; where proof of inspection is not provided, the Board of Managers may take action against the home owner in the way of levying fines or shall order such service to be accomplished.

DOCK LADDERS

For homeowners desiring ladders to access their canoe, boat, or jet ski, our staff is available to help. Homeowners should purchase the materials needed, then staff will build, install, and remove either a ladder or a pole. The procedure is to submit a service request, ideally with your boat application and before April 1 so the unit is ready when your boat is. Holiday Harbour staff will get back to you with a sketch and the type and quantity of material needed. Note that the purchase of materials is at homeowner expense.

