

SOUTHWINDS AT THE MOORINGS

5.3

CONTRACTOR REMODELING RULES

1. All remodeling projects must be submitted to the Management Company and our Architectural Review Committee thirty (30) days before work commences.

Applications should be delivered or sent to:

Southwinds at the Moorings

c/o Keystone Property Management Group, Inc.
780 US Highway 1, Suite #300, Vero Beach, FL 32962
Attn: Michael Barber
Office – 772-569-7928, Fax – 772-778-9273
Email to: keystone@keyirc.com

2. The Owner is responsible for ensuring that the contractor is aware of our Association rules and requirements prior to commencement of work.
3. **Work Hours:**
8:00 A.M. to 5:00 P.M. MONDAY THROUGH FRIDAY
NO WORK IS ALLOWED ON SATURDAYS, SUNDAYS OR HOLIDAYS
4. Any construction work **must be scheduled only from May 15th through October 15th. EXCEPTIONS MUST HAVE BOARD APPROVAL.**
5. Quiet work, such as interior painting, wallpapering and curtain hanging, may be done all year long during the hours listed above in #3. Jobs such as shelving, closet installation, etc., do require an ARC request to be submitted.
6. Owners are not allowed to personally do plumbing or electrical projects. All plumbing and electrical work must be completed by a licensed contractor.
7. Unit access must be arranged with the Owner or Owner's representative for both an entrance key and gate security. Maintenance will not assume responsibility to open or close units for contractors.

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8. If the use of elevators is necessary, maintenance must be advised in advance to inspect the elevator and secure padding. Upon project completion, maintenance will re-inspect elevator for possible damage.
9. Contractors must clean up walkways, work areas, as well as any debris on a daily basis. Contractors must remove all construction debris. Debris must not be thrown in an association dumpster. A construction container must be provided by the contractor. The position of the dumpster will be determined by the Association.
10. Solid flooring on a second or third floor unit must use "Whisper Mat" sound proofing underlayment.
11. If emergency repairs become necessary, the owner must agree to contact the Resident Manager or Property Manager immediately upon awareness of necessity.
12. The Owner assumes full responsibility for all actions of the contractor, its agents and employees including but not limited to responsibility for all repairs to the common elements of the Association resulting from actions or non-actions of the contractor.