

Lyndhurst H Renovation Rules

KNOW UNIT OWNER RESPONSIBILITIES WHEN RENOVATING:

Unit owners who are renovating are the responsible parties when renovating their unit. The unit owner is responsible for everything their contractors and sub-contractors do and for any damage their contractors and sub-contractors do to our common elements.

It is the unit owners responsibility to ensure that the contractors whom THEY hire operate in a responsible and professional manner; respecting our residents and leaving the common elements outside of the unit they are working on in the same condition at the end of each day that it was in when they began their working day.

It is the unit owners responsibility to provide their contractors and sub-contractors with a copy of our renovation rules (see below), that they monitor the work being done, and to ensure that their contractors and subcontractors abide by all of our renovation rules, including, but not limited to, the hours during which work is permitted, keeping all our common elements clean, and the proper removal of any debris from their renovation.

You cannot do your own renovations. Using an unlicensed contractor is a felony.

As per our Declaration, sound proofing (I.e. cork subfloor) must be installed when putting down any new flooring in all condos on floors 2, 3, and 4.

Tankless water heater installations require a written analysis from your electrician confirming that there is sufficient power in the building to handle the increased electrical load. There is a maximum capacity on tankless water heaters in our building before the existing power supply to the building is affected.

CONTRACTOR AND SUBCONTRACTOR RENOVATION RULES

1. Renovation work is only permitted:
 - **Monday to Friday: 8:00am to 6:00pm,**
 - **Saturday and Sunday: No renovation work is permitted.**
 - **Silent work, like painting is permitted on all days.** Banging nails into a wall is not considered silent work.

2. Your Contractor must be is licensed in Florida or Broward County.
3. A Building Permit issued by the City of Deerfield Beach is mandatory and must be displayed in the front window. No work, including any demolition work, can begin until the Building Permit has been issued by the City.
4. All renovation work must be done inside the condo. No work can be done on any of the common elements, including and not limited to, the parking lot and the grass areas. Do not toss renovation debris over the railing.
5. Our dumpsters are NOT to be used to dispose of any renovation debris. Contractors and unit owners are responsible for the disposal of all debris.
6. At the end of each work day, your contractor must clean up the property/common areas after themselves (e.g. washing down the catwalks, for example, where they left a trail of dirt, footprints, sweeping the parking lot - too often there have been nails in car tires, etc). I cannot use the Association water to clean my equipment.

I have read, understand and I agree to abide by the Lyndhurst H Renovation Rules.

Contractor Name:

Date:

Print Name:

I have read and understand the Lyndhurst H Renovation Rules, and I agree that I am totally responsible for the work my contractors and subcontractors do and for any damage to the Lyndhurst H common elements.

Unit Number:

Unit Owner Name:

Date:

Print Name: