



CONTRACTOR'S CHECKLIST

- Architectural Modification procedures
- Architectural Modification Application Form
- Application
- Unit Access authorization and liability for acts of agents
- Designers and contractors Rules & Regulations
- Unit owner and contractor Acknowledgement Form
- Hard Surface Flooring Installation Application Form
- Sound transmission information
- Tile Installation over urethane membrane on balconies
- Balcony water proofing specifications
- Balcony contractor Acknowledgement Form
- Railing care and maintenance

**PLEASE READ THE COMPLETED PACKAGE, KEEP THE RULES AND PROCEDURES, ONLY
RETURN THE FOLLOWING COMPLETED AND SIGNED PAGES:**

2, 4, 5, 6, 15, 16, 19.

The completed form can be sent to assistant@jacksontowerfl.com

UNIT:

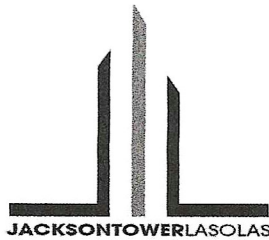
702

GC NAME:

STONEWALL BUILDERS

GC CELLPHONE:

561 945 3119



MODIFICATION, ALTERATIONS AND ADDITIONS APPLICATION FORM

Date: 10/29/2024

Unit#: 702

Owner Name: J GREG ALLEN Cellphone: 317 5906981 Work: 317 8827850

DESCRIPTION OF MODIFICATION BEING REQUESTED:

REMOVE WALL BETWEEN KITCHEN AND DEN. REPLACE ALL FLOORING CABINETS TOPS AND VANITIES NEW PLUMBING AND LIGHT FIXTURES. REPLACE INT. DOORS & HARDWARE. PAINT AND WALL PAPER

ARCHITECT'S PLANS AND DRAWINGS AND/OR MATERIAL SPECIFICATIONS MUST BE ATTACHED BEFORE APPLICATION WILL BE CONSIDERED.

NO MODIFICATION OF ANY KIND MAY BE PERFORMED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ASSOCIATION. Items requiring permission for alteration are windows, hurricane shutters, kitchen and bathroom renovations, unit painting, carpet installation, doorways, walls, soffits, hard surface flooring, air conditioning, heating, plumbing and electrical modifications. Relocation or removal of Fire sprinklers & fire alarm devices require the engagement of the Association. The Association will directly contact the fire alarm system contractor at the unit owner's expense. Copies of Contractor's current Certificate of Insurance, License and Building permits from the City of Fort Lauderdale must be attached before final approval is granted by the Association.

I / We hereby make this application to Jackson Tower Las Olas Condominium Association, Inc. for the proposed items listed above to be approved.

I / We understand and acknowledge that approval of this request must be granted before work on the modification may commence and that if modification/installation is done without the approval of the Association, the Association may force the removal of the modification/installation and subsequent restoration to it's original form at my expense.

Upon approval, remember to schedule with the Management office in advance for the installation date(s). All contractors are responsible for removal of debris as a result of improvements.

Unit Owner Signature: J Greg Allen Date: 10/29/2024

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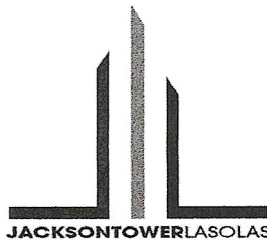
This Section is for Office Use Only

Application Approved ☐

Application Denied ☐

Association Representative: _____ Date: _____

Board Signature: _____ Date: _____



APPLICATION:

Owner's Application to the Board of Directors of Jackson Tower Las Olas Condominium Association, Inc., as provided for in the Declaration of Condominium, Section: 12.2

Approval is requested to make modification(s), alteration(s), and/or additions as completely described and depicted in Exhibits attached and made a part hereof. (Please submit complete specifications and plans, including the nature of work, dimensions, shape, materials, design and location of the structure, additions, alterations or removal.) The Board of Directors or it's designee shall have the obligation to answer in writing within **ten (10) business days after application is received.**

Owner agrees that all work performed or delivered to improve Owner's condominium unit by contractor or suppliers of services and materials are and shall be performed or delivered by such parties as agents exclusively for Owner, and not for the Association or any other party. Owner assumes full responsibility for all damages caused by any such agents to any person or to the building, its common elements or the property of any other party. Owner/**Contractor** agrees to **provide a common area security deposit in the sum of \$750.00 in the form of a money order or cashier's check prior to commencing the improvements in the unit.** In the event common area is damaged in an amount exceeding \$750.00, the Owner agrees to reimburse the Association the difference. Owner agrees to hire the services of trades persons to perform such services who are licensed by Fort Lauderdale Broward County (if licensing is required by Fort Lauderdale/Broward County ordinances) and insured. All work to be performed shall be done during hours established by the Association through the Management Office (previously listed). Owner hereby agrees to indemnify and hold harmless Jackson Tower Las Olas Condominium Association, Inc., for any damages claimed by any party.

It is our understanding that some types of work or renovation in a residential dwelling require a work permit issued by the City of Fort Lauderdale Building Department. Failure to comply can result in fining and postponement of work. The permit must be displayed on the unit door. A copy is to be provided to the Management office along with proof of **license** and **insurance** coverage of the contractor which must be received by Management no less than forty-eight (48) hours before commencement of work.

Signature (owner):

J. Greg Allen

Date: 10/29/2024

Print Name:

J GREG ALLEN

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Date Received: _____

APPROVED ☐

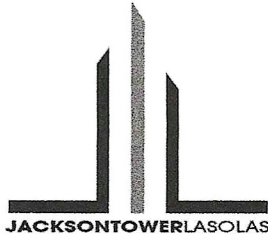
DISAPPROVED ☐

Association Representative: _____

Date: _____

Board Signature: _____

Date: _____



UNIT ACCESS AUTHORIZATION-WORK ENTRY
(DECORATORS, SUBCONTRACTORS & LABORERS)

(Company or Person's Name) Stonewall Builders is hereby
authorized to enter Unit No. 702 to perform the following services
interior remodeling
on _____ (date). **as soon as permit is approved**

The authorized representatives who have been given a key to enter the apartment are:

Weydel Cruz

Francisco Martins

LIABILITY FOR ACTS OF AGENTS

I agree that all work performed or delivered to improve and/ or furnish my condominium unit by the above party is to be performed on my behalf, by such party as my agent. I assume full liability for all damages caused by such agent, whether to any person or whether to my unit, the building, its common elements or the property of any other party. I hereby agree to indemnify and hold harmless Jackson Tower Las Olas Condominium Association, Inc. for any damages claimed by any party.

I have received approval from the Board of Directors to perform this work in accordance with the approved "Modifications, Alterations, and Additions" form dated _____ (date(s) approved) and the guidelines set forth in the Declaration of the Condominium for Jackson Tower Las Olas Condominium Association, Inc.



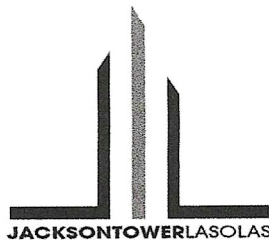
Unit Owner's Signature



Authorized Signature:

10/29/2024
Date

10/29/2024
Date



Unit Owners or Agent must sign a "Unit Access Authorization-Work Entry" for ALL trades people performing work in the Unit. All workers must display (wear) their building authorization daily.

26. STORAGE OF MATERIALS

All materials and equipment used for Unit improvements MUST be stored within the unit. No items may be stored or left for any amount of time in elevator lobbies, balconies, garage levels, service hallways, etc.

27 SOUND CONTROL REQUIREMENTS

All hard-surfaced flooring must be installed over sound control material rated at a MINIMUM of 51 IIC and 52 STC. A material specification sheet AND laboratory sound test results must accompany all requests for installation. Sound control materials must meet the required testing levels as applicable to the building- *8" post tension concrete slab system WITHOUT acoustical ceiling system*. FORM INCLUDED.

28. MAJOR UNIT RENOVATIONS IN EXCESS OF \$100,000

1. All unit renovations in excess of \$100,000 require a 5% refundable security deposit paid to the Association, to be held until the job is fully completed.
2. Contractors must remove all trash from the property daily or fines will be imposed. If the trash chute is used for contractor trash a \$100.00 fine will result.
3. Contractor is responsible for cleaning of elevators each day. Prior to morning use, the elevator will be inspected by management for damage, and then again at the end of the day.

29. PROTECTION OF ASSOCIATION PROPERTY

Contractors are responsible for protecting the **ELEVATORS**, walls, ceilings, doors, and floors and other common areas from damage. Any damage to the common areas will be charged to the contractor and/or the Unit Owner. Extreme caution must be used in transporting materials including garbage and debris. **Debris and garbage must be placed in a heavy-duty bag in a closed container for removal.** All dust must be contained and not allowed to reach the elevator shaft and cabs. Keep unit door closed and install a plastic barrier to prevent dust from escaping the unit. In addition to the barrier, a wet mat must be placed on the floor in front of the elevator door to avoid dust being tracked into the elevator by workers' shoes. Trash removal is only permitted at the end of the contractors' workday and should be completed before 5:00 pm.

Acknowledgment by Unit Owner:

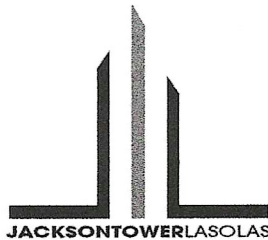
I acknowledge receipt of the "Designers and Contractors Improvement Rules and Regulations" and understand that as a Unit Owner, I am liable for the expense of fines, damages, repairs and other related expenses, etc. due to negligence of my agents and employees. I hereby agree to comply with all the above Improvement Regulations and to cause my contractors and their subcontractors and vendors and all of their employees and agents to comply with these Improvement Regulations.

Unit Owner Signature:

Print Name:

J GREG ALLEN

Authorized Agent for Unit Owner(s) Signature:



Acknowledgment by Contractor:

The undersigned contractor(s) shall be performing work on Unit 702 hereby agrees as condition of entry to the Jackson Tower Las Olas Condominium and the Unit to strictly comply, and to cause its subcontractors, vendors and all of their agents and employees to strictly comply, with the above "Designers and Contractors Improvement Rules and Regulations" which the undersigned acknowledges that he/she has carefully read and understands.

Contractor or Authorized Agent Signature: _____

Print Name: Weydel Cruz

Date: 10/29/2024

HARD SURFACE FLOORING INSTALLATION APPLICATION FORM

Unit Owner Name: Greg Allen

Installer Name: Stonewall Builders

Installer Address: 4301 Oak Circle, Unit 26, Boca Raton, FL 33431

Installer Telephone #: Work: (561) 990-9496 Cell: (561) 945-3119

Anticipated Commencement Date: ASAP Anticipated Completion Date: TBD

Description of Floor Covering(s): Tile in common areas and wood floor in bedrooms

Soundproof membrane - PROTECTO WHISPER MAT CS

Soundproofing Material: Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public service area within the structure shall have an impact insulation class (IIC) rating of not less than 51 (45 if field tested) when tested in accordance with ASTM E492.

Area / Location where flooring will be installed:

Bedroom: Wood Bathroom: Tile Kitchen: Tile

Balcony: n/a Dining Room: Tile Living area: Tile

I hereby request permission from the Board of Directors to make the above installation to my unit. I understand that no work of any sort may proceed without prior written approval by the Association. Approval or denial of my request shall be received within five (5) business days of the date of this application. I also certify that I have read and understand the General Liability and Workers Compensation Insurance requirements and shall abide by them. I also agree to have the contractor submit an affidavit of completion for the job attesting to the fact that the proper soundproofing has been installed along with a Release of Lien to the Association.

Owner Signature: _____

Date: 10 / 29 / 2024

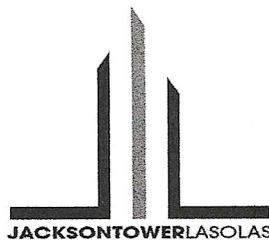
This Section is for Office Use Only

Application Approved ☐

Application Denied ☐

Association Representative: _____ Date: _____

Board Signature: _____ Date: _____



- The Association must require each Owner to provide documentation that the tile Installer follows the above listed requirement.
- All waterproofing must be installed in accordance with manufacture's recommendations. Balcony must have waterproofing membrane; bare concrete floors are not allowed. When installing the waterproofing, the Management Office MUST be notified to inspect waterproofing PRIOR, DURING and AFTER installation.

Acknowledgment by Contractor:

The undersigned contractor(s) which shall be performing work on Unit 702 hereby agrees as condition of entry to the Jackson Tower Las Olas Condominium and the Unit to strictly comply, and to cause its subcontractors, vendors and all other agents and employees to strictly comply, with the above Regulations which the undersigned acknowledges that it has carefully read and understands.

Contractors that do not follow the original plans on the application, will be disqualified to perform any work in the building.

In the event of any violation of these rules, the amounts assessed against the Owner shall include any charges or costs incurred by the Association in the enforcement of the Rules and Regulations, including, but not limited to: attorneys' fees and costs at every level of enforcement, whether in court or otherwise, staff overtime, replacement of amenities and repair of damages, administrative costs, security charges, and any required police protection.

Contractor Signature: [Signature]

Authorized Agent Signature: [Signature]

Print Name: J GREG ALLEN Date: 10/29/2024