

With the rework of the alteration application and contractor/tradesmen rules, the ‘RENOVATION’ rules as stated in the Rules & Regulations on page 9, have been revised to not conflict with the new application requirements. The following revisions were approved by the Board on January 19th:

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RENOVATIONS

~~The Association will require a \$1000.00 deposit for all renovation and remodeling efforts. \$500.00 of the deposit will be returned to the owners provided the renovation/remodeling contractors abide by the rules and regulations provided for contractors (see attached). (contact office for application & rules). The remainder of the \$1000.00 or (\$500.00) will be kept by the Association as minimum compensation for the excess wear and tear that the common areas suffer during the renovation/remodeling efforts. (delete paragraph)~~

Owners are reminded that renovation/remodeling efforts cannot begin (this includes demolition work) until the Association ~~unless the Board of Directors~~ has received and approved a completed Request for Approval of Condo Update/Alteration application including all applicable fees, deposits and ~~the Association manager has received all~~ building permits. Contact the Association manager for the current application forms and contractor rules. (Note: Any alteration of the walls, doors, windows, ceilings, or any movement of electrical, plumbing, air conditioning, and fire alarms will require a building permit).

~~Current owners will not be assessed the \$1000.00 for maintenance and repairs such as replacement of current carpeting, painting walls, or replacement of a single appliance such as a dishwasher or toilet in the current location. Complete renovation/remodeling of a kitchen or bath will be considered major remodeling and not repair and the \$1000.00 renovation/remodeling deposit will apply, and all the approvals and permits must be obtained prior to starting the project. (delete paragraph)~~

Owners are reminded that they are responsible for their contractors in the building and not the building manager or the maintenance supervisor. Owners must notify the building manager prior to the arrival of contractors/workmen, as to the purpose of the visit. The building manager is not permitted to allow access to any unit without prior notification.

Owners proceeding to alter the configuration of their units without approval of the Association Board of Directors and obtaining required permits would be subject to potential assessment by the Board of Directors and potential further action by the City of Sarasota for not adhering to building codes.

Board Approved Revision, January 19, 2021