

45 Lakeshore Road Co-proprietors Association

45 Bord-du-Lac/Lakeshore, Unit 12 East
Pointe-Claire, Quebec H9S 4H3 514-464-6121 Email: admin@45lakeshore.com

REQUEST FOR RENOVATION

PROPRIETOR NAME _____ UNIT # _____

MAJOR RENOVATIONS PLANNED (give brief description):

Plans Attached _____ to be submitted later. _____ (as per Condo Agreement par 6.10)

SCHEDULED STARTING DATE: _____

SCHEDULED COMPLETION DATE: _____

CONTRACTOR(S):

1. Name _____ Contact Name: _____ Tel # _____

2. Name _____ Contact Name: _____ Tel # _____

PROPRIETORS HAVE COMPLETE AND FULL JURISDICTION OVER THE NATURE OF THE RENOVATIONS THEY PLAN TO UNDERTAKE IN THEIR UNIT. THEY HOWEVER REQUIRE TO ADHERE TO THE FOLLOWING:

- Load bearing walls and the concrete slab cannot be interfered with.
- Flooring must comply with the Sound proofing standard stipulated in the Condo Agreement (par 6.27)
- Disturbances and inconveniences to other residents resulting from this work are to be kept to a minimum.

The Proprietor is asked to adhere to the following guidelines:

1. For Elevator use and the placement of garbage bins in the parking area, the contractor is to contact the superintendent.
2. Equipment & materials are not to be stored or left unattended in any common area without the express approval of the superintendent.
3. The contractor is to arrange for appropriate cover for lobby and elevator floors when transporting dirt causing materials as well as to arrange for any cleanup if required.
4. Destruction and construction work involving the use of noise producing equipment is to be restricted to the hours 9:00 am to 5:00 pm Monday thru Friday.
5. Handicapped and persons with medical issues should always be given elevator priority.
6. The contractor is responsible for entrance security when moving materials or equipment in and out and is to ensure that doors are not left open or unattended and that no unauthorized person gains entry to the building.
7. The proprietor is responsible for any damages caused to any common areas and for any extra cleaning if required.
8. Dumpster bins are not to be left in the parking area for an undue length of time.
9. For major renovations, i.e., Kitchens, Bathrooms, Flooring - a signed copy of this form together with a DEPOSIT of \$1000.00 is to be submitted to the Manager (at the above address) or to the superintendent. The deposit will be refunded minus the cost of any repairs or extra cleaning if required.
11. The administrators reserve the right to withhold the full or any part of the deposit if renovations are not completed within the agreed to time frame or if significant violations of these guidelines occurred.

DATE _____ SIGNATURE _____
Proprietor

PROPRIETOR'S CONTACT INFORMATION DURING THE RENOVATION: TEL # _____

CELL# _____

ADMINISTRATION APPROVAL: _____ Date: _____