

**CASA LA QUINTA CONDOMINIUM ASSOCIATION INC.
CONSTRUCTION/REMODELING CONTRACTOR INFORMATION REQUEST**

OWNERS NAME: _____

ADDRESS: _____

UNIT NUMBER: _____

SCOPE OF WORK TO BE COMPLETED:

ESTIMATED COMPLETION DATE: _____

CONTRACTOR'S BUSINESS

NAME: _____

PHONE NUMBER: _____

LICENSE NUMBER: _____

PLEASE PROVIDE THE FOLLOWING ITEMS ALONG WITH YOUR APPLICATION:

- COPY OF YOUR BUSINESS LICENSE
- COPY OF A CERTIFICATE OF INSURANCE MADE OUT TO CASA LA QUINTA CONDOMINIUM ASSOCIATION
- COPY OF VENDOR'S CERTIFICATE OF LIABILITY INSURANCE COMPANY: CASA LA QUINTA CONDOMINIUM 2870 NE 14 STREET CSWY, POMPANO BEACH FLORIDA, 33062

I HAVE READ THE RULES AND REGULATIONS FOR CONSTRUCTION/REMODELING. I AGREE THAT IF I/WE DO NOT CLEAN THE SURROUNDING AREAS, I KNOW THAT I WILL BE CHARGED AT A RATE OF \$50.00 PER HOUR AND MATERIALS FOR ANY WORK THE ASSOCIATION NEEDS TO REPAIR AS A RESULT OF MY CONSTRUCTION/REMODELING PROJECT. THESE CHARGES WILL BE ADDED TO MY UNIT OWNER MAINTENANCE LEDGER WITH CASA LA QUINTA.

OWNER'S SIGNATURE: _____

DATE: _____

----- **FOR OFFICE USE ONLY** -----

I HAVE RECEIVED FROM _____ EITHER (1) PROOF OF UNIT OWNER INSURANCE, OR (2) A \$500.00 REFUNDABLE DEPOSIT TO ASSURE PROPER CARE AND CLEAN UP OF COMMON AREAS.

RECEIVED BY: _____
PERSONNEL

DATE: _____ **OFFICE**

- APPROVED:
- APPROVED WITH PROVISIONS:
- DENIED / REASON:

BOARD/BUILDING DIRECTOR SIGNATURE: _____ **DATE:** _____

Casa La Quinta Condominium Association, Inc.

2870 NE 14 STREET CSWY, POMPANO BEACH FL 33062

CONSTRUCTION / REMODELING RULES AND REGULATIONS

Before beginning your Construction/Remodeling project, you must notify the office. At such time an inspection of the surrounding areas (catwalks) will be done by our Maintenance Personnel and a Building Director or Board Member. You will then need to fill out a Contractors Information Sheet and leave a \$500.00 refundable deposit in the office (*revised Oct. 2016*).

RULES/REGULATIONS FOR CONSTRUCTION/REMODELING

- THE HOURS FOR CONSTRUCTION/REMODELING ARE MONDAY-SATURDAY - 8:00 AM TO 5:00 PM.
- NO SUNDAYS OR HOLIDAYS.
- ALL AREAS MUST BE KEPT CLEAN. REMEMBER CONSTRUCTION MAY AFFECT THE AREA BELOW YOUR APARTMENT.
- ANY TOOLS, BENCHES, OR EQUIPMENT USED FOR THE PROJECT MUST BE REMOVED FROM THE WALKWAYS EVERY EVENING TO AVOID ANY FIRE REGULATION RULE VIOLATION.
- IF THE CONTRACTOR IS USING THE ELEVATOR TO TRANSPORT MATERIALS, HE MUST PROVIDE ADEQUATE PROTECTION TO THE FLOOR AND WALLS OF THE ELEVATOR.
- ALL LARGE DEBRIS MUST BE REMOVED FROM THE PROPERTY AND NOT PLACED IN THE DUMPSTERS.
- CATWALKS MUST BE FREE FROM REFUSE DURING THESE HOURS AND DISPOSED OF AFTER HOURS.
- ALL DOORS AND WINDOWS ARE TO BE KEPT CLOSED WHEN NOISY WORK IS BEING DONE.
- NO LOUD RADIOS.
- AT THE COMPLETION OF YOUR CONSTRUCTION/REMODELING PROJECT, THE AREAS SURROUNDING YOUR UNIT WILL AGAIN BE INSPECTED BY OUR MAINTENANCE PERSONNEL AND A BUILDING DIRECTOR OR BOARD MEMBER. IT WILL THEN BE DETERMINED IF YOU SHOULD RECEIVE A PORTION OR YOUR ENTIRE DEPOSIT BACK. YOU WILL BE CHARGED A LABOR FEE OF \$50.00 PER HOUR AND FOR ANY MATERIALS THE ASSOCIATION MUST USE TO CLEAN UP THESE AREAS SURROUNDING YOUR UNIT. PLEASE REMEMBER THAT THIS WILL INCLUDE AREAS SURROUNDING ELEVATORS AND BELOW YOUR UNIT AS THESE AREAS ARE ALSO AFFECTED BY YOUR CONSTRUCTION/REMODELING PROJECTS.

Casa La Quinta Construction - Supplement to Rules/Regulations for Construction/Remodeling - Repair/Replacement

Licensed and insured contractors as required by state law must complete all construction. Unit owners assume all liability for any work performed by contractors or by themselves within/at their units.

A Construction/Remodeling Contractor Information Request form must be filled out with supporting document AND a current copy of a HOG (Homeowner's Insurance policy) coverage page attached.

The repair, replacement, and maintenance of windows and doors are the responsibility of unit owners. Casa La Quinta has established the following requirements for window and door replacement to retain a uniform look and to retain property values. **Window Replacement**

1. Casa La Quinta requires specifications for all window replacements. Ex. Manufacturer, model, color, style.
2. All window replacements must be by city permit/inspection and conform to the state of Florida and Broward County requirements for impact/hurricane standards. Ex. Miami-Dade approved/Notice of Acceptance.
3. All window replacements must conform to the overall look of existing windows. They must contain horizontal white grids to match old style windows. Windows must have white frames and sashes and gray scale glass. NO GREEN or other color tints.
4. Any damage to the stucco exterior of the building must be repaired by the window installers and painted with Casa La Quinta's Sherwin Williams paint color. Casa La Quinta will provide the paint. Any other damage to the painted exterior of the building will be at the unit owner's expense.
5. Casa La Quinta requires exterior inspection of window replacements and a copy of the signed permit after final inspection prior to releasing the \$500 construction deposit.

Door Replacement

1. It is recommended that doors be replaced with impact/hurricane approved fiberglass doors. Wood doors have issues with termites and metal doors require maintenance for rust. All door replacements must conform to local and state building codes. If doors are impact/hurricane approved, hurricane/impact standards apply.
2. All doors are to be solid. No glass inserts or sidelights.
3. Any damage to the stucco exterior of the building must be repaired by the door installers and painted with Casa La Quinta's Sherwin Williams paint color. Casa La Quinta will provide the paint. Any other damage to the painted exterior of the building will be at the unit owner's expense.
4. Casa La Quinta requires exterior inspection of door replacements and a copy of the signed permit (if applicable) after final inspection prior to releasing the \$500 construction deposit.

Floor Replacement

1. All hard surface flooring (tile, natural stone, (engineered) hard wood, laminate, etc.) for floors 2 - 4, require accepted and approved sound reduction underlayment for diminution of noise and sound, so that the floor will be adequately soundproofed according to general architectural and engineering standards. The following product (or comparable) is acceptable for soundproofing and is available at flooring distributors such as Floor & Decor: Whisper Mat (HW) (CS) (LVT)