

BURNS COURT VILLAS CONDOMINIUM ASSOCIATION

Notice of Intended Unit Renovations, Alterations, Improvements, Construction, and/or Modification; Contractor Information; & Agreement

Name: _____ Unit # _____

Address: _____

Scope of work (if more room is needed, attach additional sheets). Attach plans & specifications.

Is demolition within the Unit going to occur: YES _____ NO _____

City Permit# _____ Contractor Name _____

Contractor Phone: Office: _____; Cell: _____

Contractor License #: _____

Contractor Email: _____

Contractor's Liability & Worker's Compensation Insurance Carrier(s) & Policy Number(s):

Anticipated Commencement Date: _____.

For the protection of the condominium common elements, units, limited common elements and unit owners, and the personal property of the condominium and the unit owners, the Owner and the Association agree as follows in connection with the installation, construction (including related demolition), maintenance and use of the improvements, additions, renovations, modifications and/or alterations of the Unit by the Owner:

1. Owner shall be responsible for all costs and expenses incurred in the installation, construction (including related demolition), maintenance and use of the improvements, additions, renovations, modifications and/or alterations of the Unit.
2. Owner shall hire a properly licensed contractor and shall ensure that the contractor has adequate liability and workmen's compensation insurance coverage and that the Association and the Association's property management company are named as Additional Insureds on the contractor's liability policies (including any and all umbrella policies). Further, Owner agrees to assume all responsibility for obtaining necessary permits and approvals and to otherwise comply with all governmental requirements, regulations and procedures regarding the construction (including any demolition), installation, maintenance and use of the improvements, additions, alterations and/or modifications. Under no circumstances shall any work start or continue unless the certificates of liability insurance and permits or approvals, are issued, delivered to the Association's property management company and remain in full force and effect.
3. Owner agrees that it shall insure that the contractor and all tradespersons comply with the following terms set forth in this paragraph 3. Owner shall be responsible for the contractor's and all tradespersons' strict compliance and performance of the following. Owner agrees to inform the contractor of each and all of the following.

(a) There are common utility lines and systems (such as, without limitation, the fire alarm system and wiring; fire sprinkler system, and water lines) within the Unit that are connected to, and serve, other units in the condominium. Under no circumstances shall contractor or any tradesperson cut, disconnect, remove, alter, or impair any part or portion of the common systems which are within the Unit.

(b) No construction, demolition or personal garbage, trash, refuse, rubbish, or debris shall be disposed of, left on, or affect any part or portion of the condominium, nor shall any of it be disposed of in any of the condominium's trash or recycling receptacles. Any and all such garbage, trash, refuse, rubbish, or debris

