

SANDS ON THE OCEAN - RULES AND REGULATIONS

Rules for Contractors, Movers and Delivery Services

1. All contractors, movers, and delivery services shall initially report to the Condominium office and make arrangements with the Condominium Manager for entering and leaving the premises. A copy of these rules will be made available.
2. At the time the rules are given to the contractor and prior to work commencing, the contractor or owner must leave a damage deposit of two hundred and fifty (\$250.00) Dollars with the Condominium Manager. After the work is completed, an examination of all the affected common areas will be made by the Condominium Manager and the deposit will be returned, if it is determined that there has been no damage caused by the contractor, mover, or delivery service. In the event damage is found and repair costs do not exceed the deposit, the repair costs will be subtracted from the deposit and the balance returned. If the damage exceeds the deposit, the entire deposit will be forfeited and the owner will be charged for the excess repair cost. The Association will also avail themselves of any other remedy set forth herein or through the judicial system.
3. All contractors should make arrangements with the Condominium Manager to disconnect the fire alarm sensors if the work they perform could activate the fire alarm. If the fire alarm is activated the Unit Owner is responsible for paying the fine that is levied by St. Lucie County for generating a false alarm.
4. All contractors performing major renovations must discuss their plans with the Condominium Manager and also present proof of insurance, license, and permit, if applicable.
5. The Unit Owner is responsible for arranging for the disposal of, but not limited to, construction debris, packing material, old appliances, bath tubs, toilet fixtures, sinks, mattresses, and box springs. These items are not to be left in the trash rooms or garbage dumpsters. If these items are left on the condominium property the Condominium Manager will arrange for their removal and the Unit Owner will be charged for all expenses incurred.
6. The Unit Owner is responsible for the cost of repair or replacement of any damage the contractor may cause to the common Condominium areas and systems. This includes, but is not limited to doors, walls, ceilings, floors, elevators, fire alarms, sprinklers, air conditioning, water, and electric.
7. Contractors may not begin working before 8 AM or work after 4 PM Monday through Friday. No work is permitted on weekends without prior approval of the Board of Directors.

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8. Contractors, movers, and delivery services must use the side service entrances and designated service elevators when taking in or bringing out furniture, large packages, tools, machinery, building materials, appliances, tear down debris etc.
9. Contractors must move their vehicles away from the service entrances after unloading and park them in non-reserved parking areas. Under no conditions should contractors park in reserved parking spaces or block such spaces.
10. Contractors, movers, and delivery services must arrange with the Condominium Manager for the padding of the service elevators. Protective carpeting for the floor of the elevator will also be provided by the Manager, if appropriate.
11. Contractors must not use the Shopping Carts located in the service entrances for any purpose. The Condominium Manager should be contacted if the contractor needs to borrow a dolly to use in moving tools, materials, appliances etc. into or out of the building.