

PL 95-4

APARTMENT ALTERATION/REMODELING (Supercedes PL 94-1)

Effective: July 27, 1995

1. All new owners shall be advised, in writing, of this policy.
2. Prior to alteration/remodeling of an apartment, notice of intent to alter shall be presented, in writing, to the Board of Directors. This notice shall include a complete detailed description of the proposed alteration including drawings, specifications, etc., delineating the proposed changes to structure, electrical, heating/cooling and/or plumbing systems. The request must be approved by our consulting engineer and written approval must also be obtained from the Board of Directors, Fairmont Association, prior to commencement of work. Failure to obtain approval prior to start of work shall hold the owner in noncompliance with the covenants and subject to litigation.
3. When an apartment is for sale, before the contract is signed, the owner or realtor will be furnished with a copy of the policy. A signed receipt will be obtained from the seller/realtor/buyer.
4. Work shall be accomplished ONLY from Monday through Friday, between the hours of 8:30 a.m. to 5:00 p.m.
5. If exterior walls of the balcony are painted, paint must match existing color.
6. Tile or patio floor (balcony) must be moisture proof and nonskid. Owners shall be responsible for liability of water problems and balcony casualties.
7. Because of all alteration/revamping of plumbing, the Association shall NOT be responsible for any repairs in plumbing or cleaning of drains, etc., as well as any damages. Drains must remain in the same place, no trenching or moving of drains is allowed under any circumstance [Adopted 8/2010].
8. The Association will be allowed to inspect work during progress and after completion.
9. The above items are necessary to keeping the integrity of our building and comfort to residents at a maximum and maintenance at a minimum. We would expect all work to be performed by skilled workmen employed by licensed professionals.
10. The installation of washers and dryers in the apartment is not permitted.
11. The installation of Jacuzzi's or hot tub structures is not permitted either on the balconies or inside of the units. The Building cannot adequately support placement of such water bearing structures as was determined by the Fairmont's consultant architect in August 1999. The Board voted unanimously to include this restriction in August 1999. [Adopted 8/99]
12. The enclosure/screening of balconies is not permitted.

13. Whenever a remodeling project is planned in an apartment unit, the Owner will be liable if the contractor causes damage to the fire alarm or the smoke detectors. These detectors are so sensitive that even dust and dirt can activate the system. The location of the red boxes cannot be changed and wires to any of the devices cannot be touched. Everything is connected to the system and will activate the alarm. If a contractor tampers with the devices, it will cause drastic results.
14. The Association will have control over the contractors hired by owners to perform the work. The name of the contractor must be permitted to and approved by our consulting engineer prior to the alteration/remodeling of an apartment.
15. The contractors must be instructed that the workers' trucks may not park on the second floor parking area, only on the street.
16. All deliveries of materials must be through the front of the building and must be coordinated with the office prior to delivery.
17. All trash removal must be coordinated with the office and must be through the front of the building. All contractors must make appropriate arrangements to remove the alteration/remodeling trash from the building. Under no circumstances will Fairmont trash containers be used for removal of alteration/remodeling debris.
18. If the submitted plans for alteration/remodeling are approved by the Board, the owner MUST sign the policy agreeing to the above terms.
19. The professional fees will be assessed to the owner of a unit requesting modifications delineated in this policy. If, in the opinion of the Board of Directors, the services of a professional architect or engineer are required to evaluate the proposed alterations, the charge will be effective whether or not the proposed modifications are approved by the Board of Directors.

ACKNOWLEDGED RECEIPT

OWNER SIGNATURE

DATE

PRINTED NAME

UNIT