

Ardissone Condominium Association, Inc.
GENERAL CONTRACTOR / VENDOR RULES
2022

- Work hours are from 8 am until 3:45 pm and off property by 4pm Monday through Friday. Saturday by Property Managers approval. Work on Sunday is not permitted. All contractors/vendors must fill out the Sign In / Sign Out sheet in the Property Manager's office. The general contractor for the job **MUST** be onsite at all times to oversee sub-contractors and accept deliveries associated with their job. All deliveries must be pre-arranged with the onsite manager.
- No construction permitted on Saturdays unless approved by the Property Manager.
- All construction debris and trash associated with your job must be bagged. No dumpster, trailers or chutes are allowed on the property. The use of a trailer for the removal of construction debris must be pre-arranged with the onsite manager. **No** trash is to be placed in the building dumpster. These dumpsters are for the sole use of the residents for normal household trash.
- No contractor may park on the Ardissone property at any time. They may unload their equipment and materials, but then the vehicle must be moved immediately, unless otherwise approved by Manager.
- All of the contractor's personnel will use the stairwell of the master bathroom. This will be the stairwell with no carpeting. Any damage to the carpeted stairwell will be at the contractors / owners expense.
THE STAIRWELL BY THE ELEVATORS ARE NOT TO BE USED FOR ACCESS FOR CONSTRUCTION FOR ANY UNIT AT ANY TIME!
- Contractors **will be responsible** for covering the floors/stairs with protective material/paper to avoid any damages or footprints. This **MUST** be removed and disposed of every day. If you use the elevator, it must be cleaned immediately and not at the end of the day. Elevator is to be padded prior to use and padding must be removed at the end of each day. Contractors will mop designated work areas each day after work is finished.
- Where tile has been removed from the interior of the unit, a cork membrane not less than ¼" shall be laid upon the existing concrete floor prior to installing tile, granite, marble or any other floor covering.
(On-site Manager must be notified prior to the installation of any material and approve said material)
- **No** overlay patio covering(s) is allowed upon existing patio coverings. All patio tile, etc. must be removed and a waterproof membrane applied to all patio decks before any covering goes on. An ARC application must be completed and approved prior to any work being conducted.
- **No** overlay on interior floor is allowed upon existing flooring. All tile, etc. must be removed and a soundproof membrane must be applied to all interior flooring before any installation. An ARC application must be completed and approved prior to any work being conducted.
- Contractor is responsible for the security of the unit as well as locking the stairwell door(s). Water must be turned **off** in the unit utility room every night. All lights in the unit are to be turned **off** before leaving the job. Patio lights included.
- Insurance Certificates for the contractor and sub-contractor shall be submitted to the manager prior to work commencement.

- Permits are the responsibility of the contractor / owner.
- Every effort will be made to bring major supplies of materials (i.e.: floor covering) into the unit by way of lift. The elevator is primarily a passenger elevator and remains as such unless specifically authorized in advance by the manager.
- All major construction will only be allowed starting May 1st and ending October 31st. **NO EXCEPTIONS.**
- **Should a vendor be caught in violation of any of the rules outlined above you could be subject to removal from the property by the On-Site Manager.**