

Banana Bay Condominium Contractor Rules

All Rules apply to work done by hired help and/or unit owner & acquaintances/family members.

Approved by the Board of Directors on April 9, 2019. Replaces all previous Contractor Rules and Regulations.

1. Each Unit Owner is required to inform anyone performing work on their unit of the rules and the right of any Board Member, Management Company Staff or Banana Bay Employee to stop work for non-compliance with the Rules. This includes contractors, handymen, skilled trade, trades people, friends, family, acquaintances etc.
2. Unit Structural Changes/Modification, including plans for major alterations and a copy of contractor's agreement, must be submitted in writing to the Board of Directors, (BOD), and management for review. Upon review by the BOD, the owner will be notified via email or in writing.
3. "Handymen" or the unit owner may perform work not requiring a permit. Handymen must be insured and provide proof of insurance to owner and have available upon request by any member of the Board of Directors, Management Company or Banana Bay Employee. If proof of insurance is not provided, upon request, any Board Member or Employee may require that work be stopped until proof of valid insurance is provided.
4. For work requiring a permit, only licensed and insured contractors can perform work within the complex. Insurance must include Liability and Workers Compensation. If Workers Compensation is not provided, a waiver from the State must be provided. Required insurance must indicate Banana Bay Condominiums as additionally insured.
5. Required permits will be obtained by the owner or contractor
6. All planned work will be done according to current national and local building codes
7. Failure to comply with the Rules will result in a Board Officer or a Representative of the Management Company verbally requiring all work to be stopped until the workers come into compliance with the rules and/or damage is repaired. Workers not complying with a verbal stop work will be considered trespassers when they are on common areas; this includes the parking areas. Workers determined to be trespassers are subject to having vehicles towed at their or unit owner expense.
8. The unit owner is responsible for their own work or people they hire (like Contractors, handymen, trades people, etc.) for damage to any common elements including walls, elevators, walkways and landscaping. Any damage to a Common Area not corrected by a contractor, handyman, or owner within 24 hours of verbal notification by a Board Member, management company or employee of Banana Bay will be billed the cost of the repair(s), cleaning, and/or necessary corrections to return the Common Area back to the pre-existing condition.
9. Construction work, use of power tools or any hammering is to be performed only:
 - 8:00 am to 5:00 pm Monday thru Friday
 - Saturday –with BOD approval ONLY

- No work on Sundays or major holidays
10. Temporary Construction Dumpster and special parking needs: Call Management 5 business days about placement of any construction dumpster and special parking needs like work trailers.
 11. Contractor will remove all debris and sweep and clean all affected areas of the Community property. Construction materials may not be placed in the community dumpsters by the contractor, handymen or any hired help. When construction material is left in a dumpster, the unit owner will be charged the fee for an additional trash pick-up.
 12. Unit owners doing their own work must properly dispose of construction debris. No construction debris is permitted in the HOA dumpsters per our contract with Waste Management. Cardboard boxes must be broken down and stacked inside the dumpster area. Failure to breakdown cardboard boxes will result in a minimum fee of \$25 to compensate for the labor required to comply with waste company requirements.
 13. Storm/Screen door replacement or installation: All old screw holes must be filled and door frame painted prior to installation of new door. The owner shall contact Board and Management prior to installation. Banana Bay will paint if the old door has been removed and repair to the wood is complete; 48-hour notice must be provided to schedule.

2300 AND 2400 BUILDINGS

14. Use of tools or work is limited to inside the unit or garage. No work or use of tools is permitted in/on the common areas including the parking lots. Exception: Carpet installers may use the parking area for up to two hours to measure and cut carpet.
15. COMMON AREAS may not be used to use, stage or store materials, supplies, equipment, tools etc. No sawhorses or workbenches, tools, building materials of any type may be placed outside the unit or garage
16. Installation or replacement of hard floor covering; Applies to mid-rise floors 2-4: Hard floor coverings must have a sub-layer of sound dampening material permanently bonded to the floor surface. The sound dampening material shall demonstrate to the BOD that it has the noise reduction properties equivalent to or greater than cork having a thickness of six (6) millimeters. AFTER INSTALLATION OF SOUND DAMPENING MATERIAL AND PRIOR TO THE INSTALLATION OF A HARD FLOOR COVERING, OWNER MUST SCHEDULE WITH A BOARD MEMBER OR THE MANAGEMENT COMPANY AN INSPECTION BY A BOARD MEMBER. Failure to schedule an inspection by a Board Member will result in the requirement to remove the flooring so an inspection can take place. If the proper sound dampening material has not been installed, at the cost to the unit owner, all newly installed flooring will need to be removed and reinstalled with approved sound reduction material.
17. Protection of walkways - Walkways must be protected from damage, spills etc.:
 - Walkway on the first floor from the point of entry of workers on the first floor to the elevator and the on the floor where work is being done must be covered to protect.
 - Walkway from elevator to unit, must be covered to protect the surface

- If walkways are not properly protected, work will be required to stop. Damage to the first-floor walkway will be billed at a minimum of \$200 per square foot. Damage, cleaning to painted walkways (mid-rise floors 2-4) will be billed starting at \$10 per square foot.
18. Water use outside of unit: The water faucets that are part of the 2300 and 2400 Buildings are not to be used by any owner, resident, contractor, trades person, etc. for construction/repair activities. The only water source in close proximity to the Buildings is the car wash area. That hose may be used by owners, residents, contractors, trades people etc. for construction and equipment clean up. All activity must stay on the grass area and not use the brick or asphalt surfaces. Residue left on the grass must be washed down. Hose is to be properly stored and water turned off. Cleaning of the brick car wash area or surrounding asphalt, will be billed a minimum of \$50 for labor to power wash.
 19. Clogging of drains due to construction material are the responsibility of the unit owner and will be billed to the unit owner if not paid directly to the plumbing company. This includes all piping from the unit to the city sewer line. Material like dry wall compound, tile grout, tile adhesives, paint, etc. may not be placed in the drains of the unit or the restrooms of the building.