



CONSTRUCTION RULES

In order to protect and maintain the structural, electrical, mechanical, plumbing and other operating systems of the building, and to protect the reasonable use, enjoyment, and preservation of Units, Unit owners and residents must abide by the following rules for redecorating and remodeling.

The Board will adopt explicit rules for modifications that have potential to impact building systems, for example, structural, electrical, mechanical, and plumbing systems, or to impact neighboring Units, such as Hard Surface Flooring. These explicit rules will be specified in these House Rules and modified from time to time at the Board's discretion.

All determinations of the Board pursuant to these Rules shall be final and binding on all owners and residents. Except as permitted under the following rules, no Unit owner or resident may in any way redecorate, remodel or otherwise modify an Unit without specific written approval by the Board of Directors.

- A. Unit owners may refinish surfaces with the same material, including but not limited to, carpet to carpet, paint to paint, without Board of Director approval. These rules specify the use of the same materials since substitution of other materials may damage the building and/or inconvenience other residents, for example, the living areas of Units were originally furnished with carpeting to minimize sound transmission.

Any substitution of another type of floor covering could result in unacceptable noise in other Units. The Board may order any current or past installation of substitute materials that result in complaints and/or building damage to be removed in favor of original materials. (For further explanation, please see the Hard Surface Flooring Rules)

- B. Only contractors licensed in the State of Washington may perform work in the building. As a part of the remodeling proposal, the Unit owner must submit the following information to the Resident Manager for each contractor and subcontractor to be performing work in the building prior to initiation of work:

1. Company name, address, and telephone number.
2. Company owner's name, address, and telephone number.
3. Company / Contractor license number
4. Provide copies of license(s), proof of bond and insurance, naming the Association as additionally insured.

- C. A "Remodel/Redecoration Application and Agreement" must be completed for any redecorating, remodeling or other modifications to an Unit, not listed in "A" above, and submitted to and approved by the Board of Directors prior to commencement of any work. The proposed project must contain a detailed description of the planned work, including the timeline for completion, all materials to be used and the estimated cost of each project component (e.g., electrical, plumbing, painting, wall relocation, and installation of floor covering). Any proposed modification to the Unit's electrical, mechanical, structural, plumbing, venting, or any other operating system of the building, must be described in detail.
- D. At any time prior to the Board's issuance of written approval or rejection of a project, the Board may request the owner submit additional plans, specifications, or reports of engineers, architects or other experts, as the Board deems necessary in its sole discretion.
- E. Until the Board, in a duly authorized resolution, provides its specific written approval, a project shall not be considered approved. The Board will make a good faith effort (but is not obligated) to respond to all project requests within 30 days after the submission of a completed (in the opinion of the Resident Manager) application, and after submission of all additional requested plans, specifications, or reports.
- F. All costs and expenses relating to any proposal, including the obtaining of plans, specifications or reports requested by the Board of the owner, or any Board attorney fees, expert fees and costs, shall be borne exclusively by the owner.
- G. In no event shall any modifications to any portion of the condominium building be permitted which would overload or impair the floors, walls, windows, or roofs of the building, or otherwise cause any damage to the structure or cause any increase in the ordinary premium rates, cancellation or invalidation of any insurance relating to the building maintained by or for the Board of the Association. Nor may any owner or resident install any wiring or other device for electrical or telephone installations, television, machines, or other equipment or attachments onto the exterior of the building or protruding into or through the walls, floors, windows, doors, ceilings or roofs of the building or any Unit.
- H. The owner shall comply with all permit requirements, including posting of permits.
- I. The Board has the authority to require periodic inspections of the work-in-progress and completed work, including but not limited to, inspections of electrical, plumbing, mechanical, and flooring installations. The owner may use only those inspectors authorized by the Board. All costs related to these inspections are the responsibility of the owner and shall be paid in advance as a portion of a Performance Deposit in an amount to be determined by the Board. No project will be considered to be complete until all the components of the

work have been approved by applicable Board-authorized inspectors. With the exception of hard flooring installation, the Resident Manager may waive inspection (for example, structural, electrical, or plumbing), subject to inspection by the permitting jurisdiction.

- J. All work, either requiring Board approval or not, shall be performed Monday through Friday between the hours of 9:00 a.m. and 4:30 p.m. No weekend work is allowed.
- K. Contractors must access the building through the basement entrance and are not to enter the building through the front door lobby.
- L. The Moving and Building Security rules apply for all remodeling and redecorating projects and it is the responsibility of the Unit owners and residents to inform contractors of these rules. Elevator padding is to be used when transporting materials and tools. Contractors must notify the Resident Manager in advance of moving large amounts of materials.
- M. All project timelines are subject to Board approval. All projects must be complete, including all inspections, within six (6) months from the date the project was approved by the Board. In the event the project is not complete by the project deadline, all work must cease and the owner must submit a new application to the Board and pay all associated fees as if it were a new project.
- N. Contractors are responsible to return the common area to its proper condition (clean and tidy) and the end of each work day. This includes, but is not limited to, corridors, elevators, and basement entry. No storage of materials or equipment is allowed in the corridors.
- O. Unit owners are responsible to pay the cost of any damage to the Condominium premises or disruptions to the Condominium services caused by the Unit owner, resident or contractor completing the work for the owner or resident, plus a surcharge to be determined by the Board. Failure to promptly pay the cost and surcharge within 10 days of written notice by the Property Manager will result in an order from the Board to immediately stop work. If work does not immediately cease, the Board shall impose a fine, pursuant to its fine schedule ("Fine Schedule").
- P. All construction debris, appliances, and furniture must be removed from the premises and may not be deposited in the dumpsters or other trash or recycling receptacle. The Unit owner will pay the cost and a surcharge for correction, restoration, or general clean-up required as a result of any act and/or omission of any contractor. (See Fine Schedule)
- Q. No owner shall be permitted to subdivide or combine any portion of the Condominium premises except in compliance with the Declaration.
- R. Flooring Modifications. See Hard Surface Flooring Policy and Hard Surface Flooring Rules.