

The Pointes at The Moorings Association

Application to the Pointes Board of Directors for
Approval of Construction and/or Renovations

1. Name of Unit Owner _____

2. Unit Address _____
and current contact phone number _____

3. Complete and Detailed Description of All Work to be Performed must be **attached to this form**, together with any relevant schematics, drawings/plans, and specifications.

Brief Description of Project:

4. Requested Commencement Date _____

5. Estimated Completion Date _____

6. Contractor(s) Name with License Number and Amount of Contractor's Insurance

I have read and agree to comply with the Guidelines and Requirements for Construction and Renovations at The Pointes (Form #CO-2014A).

Signed by owner: _____ Date: _____

Approval by The Pointes Association's Board of Directors is required prior to the commencement of any construction and/or renovations.

The Pointes at the Moorings Association Inc.
("The Association")
Contractor Guidelines and Requirements for
Construction and Renovations at The Pointes

No construction or renovation project may be undertaken without the prior approval thereof by the Board of Directors of the Association ("The Board"), to be obtained by the unit owner submitting a completed application form (Pointes Form CO-2014), together with Pertinent attachments and enclosures, to The Association's designated agent, Elliott Merrill Community Management, attention of Robert Whitehead.

This document outlines the responsibility of each owner, once the Board has approved a project, to see that each contractor on the project receives a copy of these guidelines and requirements. This is important because approval of any project has the added condition that the contractor will receive this notice as full and fair warning of The Association's policies.

However, it is the responsibility of the owner to see that his or her contractor observes the following requirements and conditions. In all construction and improvement projects, the Board requires that contractors will abide by all applicable government regulations and codes. For projects requiring building permits, a copy of the permit must be displayed in a window visible from the corridor walkway. Drilling holes through concrete slabs is forbidden.

Project Timing: All Board approved projects must be started and completed between May 1 and October 31. Construction and renovation work shall not begin before 8 AM or continue after 5 PM, nor is construction permitted on Weekends or on Holidays. Non compliance may result in punitive action as authorized in Section 9 of the Association's ByLaws. These restrictions do not apply to emergency repairs, or to minor repairs and improvements that do not cause noise or inconvenience to other residents, such as repainting or wall papering.

Other Project Guidelines and Restrictions:

1. Dumpsters must be furnished by the contractor. The Pointes dumpsters are for the use of residents, not contractors. All contractor trash not disposed of in contractor supplied dumpsters is to be hauled off The Pointes Property by the contractor. Exceptions to this policy may be made only for small amounts of trash by permission of the Pointes Resident Manager. Dumpster placement on site must be approved and the location assigned by the Pointes Resident Manager, phone 234-5448, cell 794-6196.
2. Major equipment, such as a crane or other large, heavy machinery, must be approved by the Pointes Resident Manager before coming into The Pointes parking and roadway areas. Weight restrictions may apply to avoid damage to the roadway surface.
3. Contractors are not to wash paint brushes into The Pointes inside or outside drains; they are required to clean them elsewhere than on The Pointes property. It is forbidden to pour solvents or other hazardous wastes down the drains anywhere on the property, or into the Indian River Lagoon.

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4. Contractors working outside or in any garage should obtain in advance approval from the Pointes Resident Manager of where they will set up. They must clean their work area and remove outdoor equipment at the end of each work day, unless like scaffolding, it is essential for the project that it remain in place. They must also clean up corridors, walkways, stairways and landings of any of their project refuse, debris, sawdust, fillings, stone cuttings, wood scraps, nails and screws or like remnants of outdoor or garage work, including footprints on walkways, at the end of each work day.
5. Contractors are reminded that needless noise is a burden for the residents. Therefore, radios brought on site by contractors should be played at low volume.
6. Contractors parking on site are asked not to block residents from their garages or their parked vehicles.
7. Bathroom facilities are available at the pool; however it is preferred that contractors use the bathroom in the unit where they are working. Pool gates are to be secured at all times for the safety of children and pets.
8. Trash, including cigarette butts, should not be thrown on the property, or into planters, or anyplace on site except trash bins.
9. Contractors must contact the Resident Manager before hauling project material on the elevators so that elevator car protective padding can be installed.

The Board of Directors of The Association reserves the right to alter and amend these Guidelines and Requirements at any time as it sees fit for the safety and well being of residents, visitors, contractors and employees, as well as for the preservation, appearance and upkeep of the property. The Board encourages any person who feels that these policies need amending to speak with or write to any member of the Board, so that their concerns and issues may be addressed.