

CLARIFYING/DEFINING OF RENOVATIONS

Since the Board wishes to consistently enforce a fair set of remodeling rules/regulations in order to protect the interests of all owners (**fire, damage, lawsuits, flooding, mold, etc.**), the following is offered to help owners/residents determine when "**renovations**" require submitting an **application** to conform to the appropriate rules. (Elevator/deposit fees defray damages to common areas.) Some work is only repair or maintenance, not affecting your neighbors, and not requiring application/approval unless it could cause common area damage, RISK or excessive noise. Other work is truly RENOVATION and must be carefully described and accepted, following all rules set forth in other documents. It must be done by qualified contractors or tradesmen to insure they are insured, certified, licensed and follow city codes for safety.

Basically, **repair/replacement** of original condo features will **not require supervision, application, or be accepted** if it can be done by a non-professional with hand tools.... on the CONDO SIDE of the wall. (With no potential damage or risk to common areas.)

Renovations are **changes** to major, original condo features, like entering walls for plumbing/electrical work, demolition, kitchen/bathroom remodeling. Sometimes a waiver of elevator/deposit fees may be possible when there is little danger of damage to common areas (but still need application). Call Management Co.

The following details are to help clarify specific work and prevent the Board from having to impose fines or require work to be undone, redone or changed. Your cooperation is greatly appreciated.

- NO (BLUE) = NEVER. ONLY Board, Management, Maintenance CAN AUTHORIZE OR DO IT.
- R (RED) = DEFINED AS RENOVATION WITH APPLICATION/APPROVAL
- NR (GREEN) = NOT RENOVATION

NOT ALLOWED

- NO Plumbing repairs or changes done INSIDE WALLS or the use of pipe snakes which can cause expensive drain pipe damage.) Call Management Co. immediately when this is necessary!

REMODELING AND FLOORING

- R Replacing kitchen, bathroom or hallway cabinets. (Demolition, trash, noise, elevator!)
- R Replacing kitchen or bathroom counters and sinks. (Sinks only?? Call Stratus!)
- R Replacing/installing tile/wood floors. (Floors require **sound insulation** on some floors.)
- R Entering walls, installing drywall, demolishing or constructing walls. (Entrance partition by door?)
- R Replacing shower or tub walls. (Not if only shower/tub doors.)
- NR Repainting/varnishing kitchen, bathroom or hallway cabinets.
- NR Refacing kitchen, bathroom or hallway cabinets. (Mostly doors, but elevator problem.)
- NR Installing or replacing closet shelves or partitions.

ELECTRICAL WORK

- R Electrical work or changes done INSIDE OF WALLS, including any work on **electrical fuse box**.
- NR Repair/replacement of electrical fixtures, switches, refrigerator/stove, etc that are OUTSIDE OF WALLS.

PLUMBING WORK

- R Total toilet repair or replacement. (Call Management! Only licensed plumbers, because of danger of **costly flooding due to improper installation of seals, etc.!**) Previous problems!!
- NR Repair/replacement of plumbing fixtures (not entire toilet) like faucets, shutoff valves, washer-dryer, dishwasher, refrigerator, etc.. (CAREFUL: Shower head replacement causes **in-wall leaks when done improperly. (We recommend a professional!)** And **bending old hoses** when moving a washer/ dishwasher can cause **serious costly leaks, water damage and mold**. Replace all hoses with **high pressure types!** (We recommend a professional do this work!)

DOORS. WINDOWS AND GLASS

- R Replacing wooden or metal door/Window **frames** (like sliding patio).
- R Replacing or installing glass windows (Especially **near the pool** where broken glass can cost tens of thousands \$\$\$.). Or installing large mounted mirrors like wall or closet-door mirrors. Approval needed to insure broken glass does not occur in common areas. (Not including small mirrors or pictures which are hung.)
- NR Replacing WOODEN doors (**not including the special fire door** at condo entrance or patio storage.)

HEATING/COOLING. CARPETING. PAINTING

- R Replacing HEAT PUMP (Air conditioner/heater) **Not** when only repairing or doing maintenance!
- NR Installing or replacing carpeting. (But there is a problem with elevator damage and trash.) Call Stratus!
- NR General painting of walls, etc. (No painting allowed in patio which is considered "common area",)