

CONSTRUCTION REQUIREMENTS



The board encourages upgrades to units but wants to minimize the disruption on your fellow loft owners. With this in mind, this document outlines construction requirements for anyone planning to do work in their unit.

1. Owner is responsible for getting proof of insurance from contractor that names **Canfield Lofts Condo Association** as additional insured. See sample certificate.
2. Any alterations that change the building in any way (behind the drywall/under the floors/etc. must be approved by the board using the alteration request found through your account at <https://app.townsq.io/login>
 - a. The board requires 30 days' notice to review and approve and/or deny.
3. All common areas must be cleaned up every day. This includes vacuuming and sweeping any debris and wiping down the elevator walls and doors.
4. All construction traffic should use the back door from the parking lot and be routed through the back stairs/elevator. Contractors are not to use the front door or enter through the lobby. Owner is responsible for any damage to the common areas.
5. Materials are not to be leaned up against the walls.
6. Elevator pads must be used when bringing materials/debris/equipment up or down. Pads can be found in the elevator machine room. Your utility room key will open this door.
7. Per the bylaws....construction noise shall be limited to 9:00am – 5:00pm
8. Owner/contractor must arrange for debris disposal. Construction debris is not to be placed in the dumpsters behind the building. Any placement of a construction dumpster on site must be approved by the board in writing.
9. No exit door can be propped open.
10. Construction materials and equipment cannot remain in hallways or common areas of building without the written permission of the board.
11. The Canfield Lofts shopping carts are not to be used for the transportation of construction materials.
12. As a courtesy to your fellow residents, please notify all residents, via email, when loud noises are expected.

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13. MOST IMPORTANT: Failure to clean up may result in the ordering of emergency clean up by the condo board. Any and all costs associated with emergency clean up will be charged back to the unit responsible.

ARTICLE VI

Section 3. Alterations and Modifications. No Co-owner shall make alterations in exterior appearance or make structural modifications to his Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements without the express written approval of the Association. No Co-owner shall install or place any material, structure or apparatus on the roof of the building, including but not limited to satellite dishes, without the express written approval of the Association. No Co-owner shall in any way restrict access to any plumbing, water line, water line valves, water meter, sprinkler system valves or any other element that must be accessible to service the Common Elements or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation thereof has been approved hereunder, that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.