

SORRENTO at The Colony

RULES AND REGULATIONS FOR DECORATORS, CONTRACTORS AND SUBCONTRACTORS

1. Repair, construction, decorating or re-modeling work shall be done only Monday through Friday for 8:00 AM to 4:00 PM, and all parties must comply with the rules set forth herein.
2. Major construction projects within Units that are reasonably expected to cause undue burden or noise to residents of other Units may be performed only at times approved by the Board of Directors and in coordination with the Manager. Such work generally is prohibited during the period from December 15 through March 15.

The following list identifies some, though not necessarily all, of the types of activities generally permitted during the restricted time period: painting; wall papering; cabinet re-facing; and installation of appliances, plumbing fixtures, and window treatments; and matters constituting an emergency or otherwise requiring immediate attention. Specifically, the installation of hurricane shutters also is permitted during this time because of safety considerations.

The following list identifies some, though not necessarily all, of the types of activities generally prohibited during the restricted time period: demolition of walls; replacement of cabinets; and installation of tile, carpet or hardwood flooring.
3. All construction tentatively planned for the period from December 15 through March 15 must be reviewed and pre-approved by the Manager prior to contracting to ensure it will not cause undue burden and noise.
4. The Unit Owner must pre-register with the Manager and provide the name, address, telephone number and email or fax number of the Unit Owner's representative who will be overseeing the work being done in the Unit whether it be the interior decorator, the general contractor, or the Unit Owner.
5. Unit Owners must ensure that their representative is available for questions and consultations during the work process.
6. The contractor and all sub-contractors must have Type "B" licenses in Lee County and submit proof of same for the Manager's file.
7. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carriers a Certificate of Insurance of General Liability of no less than \$250,000 per occurrence and no less the \$500,000 aggregate and provide proof of Worker's Compensation coverage for the Manager's file.
8. All vehicles and construction personnel are allowed to enter the building only at locations approved by the Board of Directors. They will register at the office, unless the Manager makes other arrangements.

9. Workers will be allowed to unload their materials and equipment in the North parking area. A passenger elevator will be designated for use as a service elevator for purposes of transporting materials.
10. After unloading, workers must park their vehicles in the designated outside service parking or other areas as specified by the Manager or staff.
11. Work preparations will not be allowed in the garage, i.e. mixing of paints, mud, grout, etc.
12. The trash chute is not to be used, nor is any trash to be left in units or hallways. The manager or staff will provide information on disposal of trash.
13. All trash and debris shall be hauled away by the workers on a daily basis unless a dumpster is specifically designated for their use.
14. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs. Check with the Manager or staff for location of cleaning area.
15. Sub-contractors must supply their own carts and are not to use carts owned by the Association.
16. Breaks and lunches, if taken inside the building, should be confined to the Owner's unit.
17. No radios will be allowed in the building unless used with headphones.
18. Access to the individual Units must be coordinated through the Owner, decorator or other designee.
19. Do not tamper with or hang extension cords from any of the sprinkler heads.
20. Unit smoke alarms are to be left in place. They are to be properly protected during interior finish work which generates heavy airborne particles, i.e. sanding and painting.
21. Workers are not to wander around in areas other than the specific area or Unit they are assigned to.
22. **FLOORING SPECIFICATIONS:**
Each Unit Owner who elects to install in any portion of his/her Unit hard surface flooring materials (i.e. tile, marble, wood) shall first be required to install an approved sound underlayment material equivalent to Proflex 90 or greater and perimeter sound isolation material installed in accordance with the procedures set forth by the Board of Directors which are available from the Manager. Each Unit Owner is required to submit for approval to the Manager the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to installation of hard surface flooring, and then the installed sound proofing must be inspected and approved prior to installation of the hard flooring. Installation procedures shall meet or exceed the specifications set forth by the Board of Directors. A copy of these procedures is available in the Manager's office.
23. Unit Owners are responsible for his/her decorators, contractors and sub-contractors actions and inactions while on the Sorrento premises, in The Colony and in Pelican

Landing. Decorators, contractors and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless the Condominium Association, Master Associations and Lennar/WCI for any liability or damages which might arise in connection with their activities on the Sorrento premises, in The Colony or in Pelican Landing.

24. Should a decorator, contractor or sub-contractor discover a defect in the Unit, he/she must notify the Manager immediately so the defect may be verified and corrected prior to doing any work which might be impacted by the defect.
25. Smoking, while discouraged, will only be allowed in the individual Units with the Unit Owners permission.
26. Activities will be monitored during the day. When a contractor or their firm is deemed to be in violation of or noncompliant with these rules and regulations a deposit of 10% of the construction project costs will be required to be paid to the Condominium Association before said contractor or their firm may resume work in the building. Upon successful compliant completion of the project said deposit will be returned. Failure to pay the deposit will result in the contractor or their firm being barred from the building. The Manager should be contacted if there are any questions.
27. **PERMITS:**
Prior to work commencing in their Unit, Unit Owners must submit to the Manager's office all legally required Village of Estero building and safety permits.

**All of your activities will be monitored during the day.
Non-compliance may result in you or your company being barred from the building.**

If you have any questions, please contact the Sorrento Resident Manager.

**Bonnie L. Schinke, CAM
Resident Manager
239-949-8508**