

CONTRACTOR/SERVICE PROVIDER RULES, REGULATIONS & PROCEDURES

If you have any questions, please call our management company Elliott Merrill Community Management at (772) 569-9853 for clarification.

SEA COVE CONDOMINIUM
ASSOCIATION, INC.

Sea Cove Board of Directors

SECURITY

Sea Cove is under video surveillance 24 hours a day and the camera feeds are recorded and stored for future reference. All exterior doors and gates are to remain locked at all times. Owners must provide all necessary keys for contractor use and contractors are not to prop open gates/doors.

MOVING - DELIVERIES

- Moving into or out of a condo unit, as well as the delivery of large items, is permitted Monday through Friday from 8 AM to 4 PM, except on legal holidays when neither are permitted.
- Elliott Merrill Community Management must be contacted prior to the arrival of the moving van or delivery truck so that arrangements can be made to have mats installed in the elevators and instructions given to the driver of the vans as to where to park, etc.
- All deliveries must be made through the side gate(s). Luggage, luggage carts, grocery carts, bellman carts, dollies or large items are **not** permitted through the front lobby doors. All tradesmen, including their tools and materials, must also use the side entrances/gates to access private units or service Sea Cove equipment. A loading/unloading space has been provided adjacent to the metal entry gates in both the north and south buildings and may be used for a 20 minute period only for unloading of groceries, personal luggage, etc.
- Luggage racks and "shopping" carts are for owners, renters and guests only. They are to be used for moving "clean" items only. Contractors are to provide their own carrying equipment.

CONSTRUCTION

Work may be performed Mondays through Fridays between 8 AM and 4 PM. No work is permitted on weekends or legal holidays.

- Light construction, maintenance, repair and remodeling of condominium units such as remodeling of bathrooms and kitchens, and limited common property is permitted year round.
 - Major Construction producing continuous noise, vibration, dust or odor which emanates outside the walls of the unit being worked on, may only be performed from May 1st to November 15th. Examples of Major Construction activity likely to be in this category are (but not limited to) removal of tile flooring which is adhered to concrete, use of a jack hammer and other such impact work and/or the renovation of the majority of the rooms in a unit. Elliott Merrill Community Management must be given 14 days advance notice of the start and end dates, times and types of tools or machinery to be used during Major Construction.
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- Contractors who violate these approved days/hours of construction are subject to being banned from doing future work at Sea Cove.
 - Contractors are required to clean the common and limited common areas during the day and give said areas a final cleaning prior to leaving at the end of the day. Use of Sea Cove dumpsters is strictly prohibited.
 - Walkways and stairwells must be kept clear and clean at all times and never be used as work areas.
 - Condo Unit Owners are responsible for the conduct of their contractors and workers. If the Association's employees have to clean common or limited common property due to work done by a unit owner's contractor/workers, the owner will be billed at a charge of \$50 per hour.

SMOKING

Smoking is not permitted at Sea Cove in any location other than within the confines of an owner's unit. This restriction applies to the unit's balconies and all common areas on the property including the parking lots.