



**CONTRACTOR**

**COMPANY NAME** \_\_\_\_\_ **Unit #** 700 750

**CONTRACTOR AGREEMENT**

In exchange for valuable consideration already received, including, but not limited to, a grant of authority to provide services on the premises, and to have construction work done on the premises, Contractor and Unit Owner agree to adhere to the following rules. These rules apply to anyone who has been contracted to do work for Unit Owners or the Association, and to any Unit Owners using contractors.

1. At least 30 days prior to Commencement of Construction, written notice shall be provided to OR Manager.
2. Construction plans must be submitted to the Board of Directors, which will review them for consistency with sections 11.3 (Balconies and 11.8 ( floor Covering) of Ocean Royale Declaration of Condominium, unless the Board in writing, waives this requirement in advance for work that the Board, in its sole discretion, deems not to be major construction.
3. Ocean Royale must be named additional insured on all contractors and sub contractor insurance policies. Each unit owner will pay in advance \$1000.00 refundable deposit for elevator foyer and elevator cab repairs.
4. Proof of permit from the Town of Juno Beach.
5. Work hours are from 8 a.m. to 5 p.m. Monday through Friday. No work on Federal Holidays. Loud noises such as drilling, hammering etc., are prohibited until 9:00 AM.
6. Construction is allowed May 1 through October 31<sup>st</sup> ONLY. It is understood that the Association will suffer damages that are difficult to determine if work takes place during peak resident season. Accordingly, Contractor agrees that if work is not completed by October 31<sup>st</sup> Contractor shall pay Association \$1,000 per day for each day thereafter until major work (e.g. loud noise) is completed. Such amount shall be liquidated damages and not a penalty.
7. Contractors will register with security and follow all loading and unloading instructions of OR Manager.
8. All tradesmen's vehicles will be parked in areas designated by security.
9. During construction work, resident front doors must be kept shut at all times. Work must be confined to the interior of the unit. Foyers and terraces can't be used as work areas. If work will affect the fire alarm system or could set off a fire alarm, the work must be reviewed with Security before commencing. False alarms will be charged to the unit owner at a minimum of \$100 each.
10. Contractors must remove daily all trash and waste from the work site and deposit in their own dumpsters. Use of OR trash chutes, and dumpsters or internal plumbing for disposal is prohibited.
11. Contractors are responsible for removal of any trash and debris in the common areas caused by them. Failure to leave common areas, including the elevators and foyers, clean will result in a cleaning charge billed to the owner, minimum charge of \$100 per incident.
12. Contractors are responsible for locking the unit upon departure.
13. Unit owners are responsible for contractor damage to the common areas or other units. Unit owners will be charged the costs of repairs or cleanup with a minimum charge of \$100 per incident, with said charges being an assessment against the unit.

Violation of any of the above rules will result in the Contractor's permission to work on the property being revoked and further action deemed appropriate.

**Agreed and Accepted:**

Co Name \_\_\_\_\_ Insurance Certificate Received \_\_\_\_\_

Address \_\_\_\_\_ Contractor License Received \_\_\_\_\_

Address \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell # \_\_\_\_\_

Your Printed Name \_\_\_\_\_

Your Signature \_\_\_\_\_ Date \_\_\_ / \_\_\_ / 201\_\_

Unit Owner Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_