

Construction/Contractor Rules

1. Residents shall ensure that vendors or contractors requiring entrance to the building for the purpose of major repair and renovation with potential to affect the building utilities, or noise levels and delivery of large objects requiring use of the freight elevator, shall make prior arrangements with the Resident Manager. Hours and times permitted to work and construction/contractor rules in the governing documents of the Association must be strictly followed.
2. If loud noise and/or vibration is anticipated (i.e. power saws, chip hammers, etc.), the Resident Manager shall be informed so neighboring apartments can be alerted. Noise and dust from construction or renovations shall be kept to a minimum.
3. All construction or remodeling plans, as well as all changes or revisions thereto, must be pre-approved by the Board of Directors. A Windward Passage Construction Application must be on file in the Resident Manager's office prior to beginning construction. It must have been (1) signed by the owner-applicant, (2) reviewed, approved and signed by the Resident Manager, and (3) approved by the Board of Directors. Construction Application forms are available in the Resident Manager's office.
4. The Windward Passage Construction Application for a project must be re-submitted to and approved by the Windward Passage Board of Directors to continue any project exceeding four (4) months duration.
5. Work is permitted from 8:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to noon on Saturday. No construction or renovations are allowed on Sundays or Holidays, except in an emergency. In the event of an emergency during non-work hours involving potential damage to other units or the common areas, the Resident Manager may authorize work to prevent or mitigate such potential damage if the Board of Directors or the Managing Agent are not immediately available to give approval. Such work should be done as soon as possible and without delays.
6. The freight elevator A must be used for movement of all items that are too large to be hand carried or if use of a hand truck or dolly is required. This includes but is not limited to, materials, tools and other supplies. Elevator use requires prior reservation authorization by the Resident Manager and a security deposit check held in the Resident Manager's office. All use of the service elevator must terminate by 5:00 p.m.
7. Vehicle parking for construction or vendors to unload or load materials is provided at the rear of the building. Parking however, is limited unless prior arrangements are made with the Resident Manager. If extended (day long) parking is necessary, vehicles must park on Aoloa Street.

8. All construction debris related to the project must be completely removed from condominium property. The use of floor trash chutes for project debris is strictly prohibited. Common elements such as halls, carpets, elevators, etc. must be left in a clean and safe condition on a daily basis.
9. Construction work such as sawing, sanding and drilling on apartment lanais is prohibited except when directly related to work on the lanai itself.

THE BUILDING IS CONSTRUCTED UTILIZING POST-TENSION CABLES; THEREFORE NO DRILLING, CORING, CHIPPING, GRINDING OR ANY OTHER PENETRATION OF THE CONCRETE FLOORS, CEILINGS OR VERTICAL COLUMNS IS PERMITTED WITHOUT PRIOR PERMISSION BY THE BOARD OF DIRECTORS AND POSSIBLE INSPECTION BY A STRUCTURAL ENGINEER. OBSERVANCE OF THIS AND OTHER CONSTRUCTION RULES IS CRITICAL TO PROTECT THE STRUCTURAL INTEGRITY AND SAFETY OF OUR BUILDING AND TO PRESERVE THE LIVING TRANQUILITY OF RESIDENTS.

10. Apartment fire sprinkler system component replacements are allowed by a certified, licensed contractor according to current fire safety code. Components are not to be altered or restricted in any manner.
11. The Resident Manager may periodically inspect, at his prerogative, all projects to ensure compliance with the Windward Passage Construction Application and rules.

I have read and will comply with the above requirements.

Contractor's Signature

Date

Owner's Signature

Date