

# York Condominium Corporation #374

## Renovation Request Form

Application by: Suite # \_\_\_\_\_, 14 Neilson Drive.

Name \_\_\_\_\_

Please be advised that prior to any renovation to a unit, the registered owner must obtain WRITTEN approval from the Board of Directors of York Condominium Corporation #374.

We require a written description of the scope of work along with any drawings and specifications, at least 20 Days prior to the start of the renovation.

All renovations must comply with the city's by-laws and building code and no structural wall can be cut into or moved.

We require the names and phone numbers of the contractors that will be working in the unit along with a copy of their company's insurance. It is the responsibility of the homeowner to ensure the contractors working in their unit are properly licenced (including that workers are covered by the Workplace Safety and Insurance Board)

Please indicate START DATE \_\_\_\_\_ Please indicated END DATE: \_\_\_\_\_

***Renovations or related work by the owner(s) or their contractor(s) shall not be performed prior to hour 9:00am or after the hour of 5:00pm, Monday through to and including Saturday. This would include the operation of power equipment and/or tools, sanding devices etc.***

**NO WORK ON SUNDAYS OR HOLIDAYS**

***Material and equipment transportation into/out of the property is allowed between the hours of 8:00am to 4:30pm***

**A deposit of \$1000.00 (bank Draft only) payable to York Condominium Corporation #374 must be received prior the commencement of any approved Renovation. The Superintendent will not be placing the elevator on service for this purpose until the deposit is received.**

**Any costs related to damage to the Corporations Assets or common elements will be deducted from the deposit amount. This includes, but is not limited to cleaning of construction debris and repeated failure to adhere to the rules, particularity with respect to noise generating activities, at the sole discretion of the board.**

The Superintendent must be informed of all deliveries and what times you require the elevator on service. A list of floors that are undergoing renovations will be posted on the information boards in the building.

## Attachment

### RULES – YCC 374 – NOISE

- a) Owners, their families, guests, visitors and servants shall not create or permit the creation or continuation of any noise or nuisance which, in the opinion of the Board of Directors and/or the Manager, may or does disturb the comfort or quiet enjoyment of the units or common elements by other owners, their families, guest, visitors, servants and persons having business with them.
- b) No noise caused by any instrument or other device, or otherwise, which in the opinion of the Board may be calculated to disturb the comfort of the other owners shall be permitted.
- c) Owners shall obtain the prior written approval of the Board of Directors to make any change in floor finishing or covering from that provided by the Declarant. The Board of Directors may require the unit owner to include sound proofing features or may prohibit the installation of the proposed floor covering/finish or the removal of the existing floor covering/finish.
- d) Material and equipment transportation into/out of the property is allowed between 8:00am and 4:30pm, Monday to Friday. Renovation work by the owner(s) or their contractor(s) shall not be performed prior to the hour of 9:00am or after 5:00pm, Monday through Saturday. This would include the operation of power equipment and or hand tools, sanding devices...etc.
- e) No renovation or related work shall be carried out on Sundays, or holidays, including the moving of materials and or/equipment in/out of the building.
- f) No owner shall make any installation/alteration or renovation to a unit except in accordance with plans and or specifications submitted with a “Renovation/Alteration Approval Request Form”, and approved in writing in advance by the Board of Directors. Submission shall include the time required to complete the project, schedule for requiring the elevator on service.
- g) Owner must ensure disposal of all renovation/construction debris off site at the owner’s expense. No construction material shall be placed down the garbage chute. The owner’s deposit will be forfeited if this is done.
- h) Arrangements for use of the elevator must be made at least 48 hours in advance with the Superintendent.