**L'AMBIANCE AT LONGBOAT KEY CLUB**
**CONDOMINIUM ASSOCIATION, INC.**
**415 L'Ambiance Drive**
**Longboat Key, FL 34228**
**(941) 383-0492 Fax (941) 383-9051**

# APPLICATION FOR PROPOSED IMPROVEMENT

*It is the responsibility of each owner to see that the trades and contractors working in their units are familiar with, and follow, the rules and regulations for building trades. Please provide a copy of the information sheet for trades and service personnel in advance to the contractor. Additional copies are available in the office or at the gatehouse. Thank you.*

I, _____ owner(s) of unit _____ located in L'Ambiance hereby apply to the association for permission to make proposed improvements as described below:

(***Required Specifications are to be submitted to the office.)***

_____

_____

_____

_____

_____

Person (contractor or designer) in charge of all work being done (ie: scheduling and supervising personnel and equipment):

Company: _____

Name: _____

Address_____

Telephone: _____Fax: _____ E:Mail_____

Starting Date: _____ Date of Completion: _____

Should the date of completion not be met or additional work added, a new date and approval for the new work must be requested from the General Manager. **If not requested, all work must cease by the date of completion. This will be strictly enforced.**

The undersigned unit owner(s) agree to carry out the proposed improvement in accordance with all applicable laws, rules, and ordinances as set by the L'Ambiance Board of Directors and the Town of Longboat Key. The undersigned unit owner(s) jointly and severally, represent and warrant to the association and its members that:

1. The unit owner(s) has/have, or will have prior to commencement of work, obtained any required building or other permits. IF the owner is unsure of whether a permit is needed a Property Owner's **Request for Binding Interpretation of Minor Work Specific to the Owner's Site and Proposed Project** should be submitted to the Town of Longboat Key Building Department for determination. The LBK Form is available in the office.

2. That the proposed improvement will not increase the rate of any insurance maintained by the association.

3. That the proposed improvement is not in conflict with any provision of the Declaration, Bylaws, or other rules and regulations as determined by the L'Ambiance Unit Owner Guidelines approved by the board of directors or the Florida condominium act.

4. That the unit owner(s) will be financially responsible for any damage (whether to persons or property), loss, expense, or claims of the association, other unit owners, or other persons which damage, loss, expense or claim is not covered by such contractor's insurance, or which arises out of or is related to the representations or warranty of such unit owner (s) herein untrue or incorrect.

5. **Flooring.** All Units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in the terraces, kitchen, dining area, breakfast area or bathrooms. An Owner who desires to install, in place of carpeting ,any hard-surface floor covering (e.g. marble, slate, ceramic tile, parquet) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units and is compliant with FLORIDA BUILDING Code 1207.3 and have a IIC rating of not less than 50 when tested in accordance with ASTM E 492, and must **obtain written approval of the Board of Directors prior to any such installation**. **The underlayment material specifications must be submitted to the office for approval prior to the start of the project.** The Association shall have the right to inspect the installation at any time during or after the work to ensure compliance with the foregoing. If the installation is made without prior approval, the Board may, in addition to exercising all the other remedies provided in this Declaration, require the Unit Owner to cover all such hard-surface flooring with carpeting or area rugs, or require the removal of such hard-surface flooring at the expense of the offending Unit Owner.

6. **Water heaters** - ***In 2022, the Board revised the rule regarding Maintenance of Appliances, Air Condition Systems and Water Heaters: "An owner shall be responsible and held strictly liable for any damages to the common elements and/or other unit(s) caused by a failure of a Unit Owner's appliance which has exceeded the manufacture's recommended life expectancy for that appliance. In the event an owner fails to properly maintain, repair, or replace the unit or fulfill the obligations under this rule, the unit owner will be held liable for any damage incurred". It is therefore suggested that all owners replace water heaters every 6 years or within the warranty period and that all owners maintain a maintenance contract with a licensed Air Conditioning Company to service their units."***

7. **Cast iron pipes** - ***In 2023, The Board revised the rule regarding cast iron pipes. The Board adopted the policy stating if the walls were opened up and cast iron pipes were visible, the cast iron pipes are to be replaced with new PVC pipes and properly insulated to minimize sound. The Association is responsible for all costs to replace the cast iron pipes within the walls.***

8. **Modifications and Alterations** If a Unit Owner makes any modifications, installations or additions to the Unit, the Common Elements, or the Limited Common Elements, including but not limited to the installation of hurricane shutters, drywall, flooring, the Unit Owner, and successors in title, shall be financially responsible for the insurance, maintenance, repair and replacement of the modifications, installations or additions, as well as the costs of repairing any damage to the Common Elements or other Units resulting from the existence of such modifications, installations or additions, and the costs of removing and replacing or reinstalling such modifications if their removal by the Association becomes necessary in order to maintain, repair, replace, or protect other parts of the Condominium Property, provided however, nothing herein shall be construed to authorize an owner to proceed with any such work without first obtaining the written approval of the Board of Directors as required in this Declaration. **Major remodeling will not be permitted the week of Thanksgiving, from December 20th through January 5th, and Easter from the Monday prior to Easter and the week following Easter.** The work shall be scheduled only in accordance with the direction of the General Manager. Major remodeling work is subject to the Association's Rules regulating moves, contractors, and tradesman AND the following, if the work will be noisy there may be **certain restrictions per the General Manager's discretion**.

9. **Use of Licensed and Insured Contractors** Whenever a Unit Owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the Unit or Common Elements, such Owner shall be deemed to have warranted to the Association and its Members that his contractor(s) are properly licensed, if required and fully insured, including liability and worker's compensation insurance, and that the Owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance

10. **Alteration of Units or Common Elements by Unit Owners**. No Owner shall make or permit the making of any alterations or improvements to the Common Elements or Limited Common Elements, or any material alterations or substantial additions to his or her Unit, including but not limited to modifying the floor plan, configuration, or structural character of the Unit, or in any manner change the exterior appearance of any portion of the Condominium Property, except decorations permitted by the Rules of the Association, without first obtaining the written approval of the Board, which approval may be denied if the Board determines that the proposed modifications or alterations would be inconsistent with the uniform appearance of the building or Condominium, or adversely affect, or in any manner be detrimental to, the Condominium in part or in whole.

**PLEASE NOTE: L'AMBIANCE IS A POST TENSION CABLE STRUCTURE.**
***A structural engineer consultant should be retained to prepare site specific engineering drawings and for locating existing post tension cable using ground penetrating radar (GPR) equipment operated by Universal Engineering Sciences if penetrating into the upper or lower slab is required.***

THIS IS REQUIRED PRIOR TO THE START OF WORK.

| | |
|---|---|
| Unit Owner Signature | Date |
| Unit Owner Signature | Date |
| L'Ambiance Approval | Date |

**IT IS THE RESPONSIBILITY TO OF THE OWNER TO PROVIDE A COPY OF THIS CONSENT TO THE CONTRACTOR ALONG WITH THE CONTRACTOR/TRADES INFORMATION SHEET**

# L'AMBIANCE
## at Longboat Key Club

**ACKNOWLEDGMENT AND ACCEPTANCE OF:**

**"UNIT OWNER CONSTRUCTION GUIDELINES – SEPTEMBER 2020"**
**"ADDITIONAL ASSOCIATION COVID 19 RULES FOR CONTRACTORS"**

**Unit #** _____

**Unit Owner:** _____ **Date:** _____
**Print Name**

**Unit Owner:** _____ **Date:** _____
**Signature**

**Unit Owner:** _____ **Date:** _____
**Print Name**

**Unit Owner:** _____ **Date:** _____
**Signature**

**Contractor:** _____
**Print Name of Company and Authorized Representative**

_____ **Date:** _____
**Signature of Authorized Representative**

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# L'AMBIANCE
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**Guidelines for Unit Owner Construction - September 2020**

**1. Any onsite work that was actually started or for which a building permit was issued prior to March 2020, may recommence Monday, September 14, 2020, subject to the conditions below. Work in unit stacks that is affected by the elevator modernization must coordinate and work closely with management and staff to implement the daily protocol for sharing elevator with residents.**

**2. All work that does not fall under Paragraph 1 above may commence on or after Monday, October 12, subject to the conditions below.**

**3. Every contractor, subcontractor, and the Owner seeking to have work done will each be required to sign and deliver to the Management Office a document before starting or restarting work acknowledging that they understand and will abide by the Association's work rules relating to the wearing of masks, gloves, and proper protective attire; the maximum number of workers permitted on site at one time; means of access; hours of operation; cleaning of public spaces; the prohibition on the use of public facilities; and such other reasonable rules and regulations as the Board or the Management Office may adopt in response to evolving conditions; and agreeing that activities which display a pattern of disregard for these rules (as determined by the Management Office and the Board of Directors) will result in the contractor or subcontractor being banned from doing further work in the affected building.**

**4. By commencing work each Owner agrees to be responsible for all costs incurred by the Association and/or the Owner's Building of cleaning and disinfecting of common areas as a result of a violation of any rule referred to in Paragraph 3.**

**5. Contractors will limit the total number of workers on-site at any one time to the minimum number reasonably required to complete the job in a safe and timely manner and as agreed to by the management office or the Board while maintaining social distancing among workers and residents consistent with CDC protocols in effect from time to time.**

**6. The Board reserves the right to change or reinstate the original terms of the Moratorium for any other reason and at the Board's sole discretion.**

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## L'AMBIANCE INFORMATION SHEET FOR TRADES & SERVICE PERSONNEL

*We at L'Ambiance will attempt to provide you with expedient and efficient service. In return, we expect all trade and service personnel to be diligent in caring for our facilities and personal property and adhering to our policies.*

- ***Enter building through the lower garage level (by the shell path). Proceed to the door marked "SERVICE ENTRANCE", which is at the back of the garage (gulfside).*** Use the west (Gulf) side service elevators. ***Use the Elevators marked "SERVICE" ONLY.***
- ***The code you received at entry gate will operate the SERVICE elevator and take you only to lobby level.***
- ***To operate the elevator enter the code you were given by the gatehouse - then press *. Once inside, press the "L" button for the lobby. Proceed to the concierge desk in the lobby and check in. The concierge will assist you to your destination as all elevators are coded and can only be reached with the concierge's assistance.***
- ***NEVER prop open the entry doors, elevator doors, or the automatic overhead garage doors. Ask the Concierge for assistance in turning them off. Ask the concierge for instructions in unloading your materials.***
- ***The main lobby and lobby level corridors and carpeted lower garage level corridors are not to be used by contractors unless contracted to work there.***
- **Major remodeling/disruptive work is not allowed the week of Thanksgiving, December 20th through January 5th, the week prior to Easter and the week following Easter.**

*These simple rules will help make for a cooperative working atmosphere for you, your employees, and sub-contractors. We thank you for doing so.*

***Management has the right to refuse entry at any time it feels that it is in the best interest of its owners.***

Our policies are as follows:

- Work hours are 8:00 AM – Personnel must vacate the premises prior to 5:00 PM. Monday thru Friday
- Cleaning services are permitted Saturday & Sunday.
- No construction or remodeling work permitted on Saturday, Sunday, or legal holiday, except in an emergency and only with notification to the Gate House and General Manager. Any "NOISY" work will require prior approval of the General Manager and will be strictly enforced. Your starting date and completion date will be strictly enforced. Any change must be approved by the General Manager.
- Parking is confined to FIRST the lower exterior shell and then the lower parking area. Do not park in the upper lot or in the garage at any time. You will be asked to move.
- Display the "Parking Permit" always issued to you at the main Gate House on your dashboard.
- Management must approve work that is being performed on any utility, which requires a shutdown of service, PRIOR to work beginning. Exp.: Plumbing, Electrical, etc.
- When replacing appliances, the buildings are equipped with 208 voltage.
- FLOOR SLABS or CEILINGS cannot be cut or drilled. This is a post tensioned building. Because of the structural post tension system, installation of the ceiling mounted track lighting, drapery rods, swag lights, ceiling fans, tray ceilings or any floor or ceiling penetrations are allowed using anchors ONLY penetrating no more than 5/8".
- It is required that a structural engineer consultant should be retained to prepare site specific engineering drawings and for locating existing post tension cable using ground penetrating radar (GPR) equipment operated by Universal Engineering Sciences if penetrating into the upper or lower slab.

- The main lobby & lobby level corridors and carpeted lower garage level corridors are not to be used unless contracted to work there.
- All common areas that have been used as access points by construction personnel must be free and clear of any construction material, or debris at the end of the day. No material of any kind may be stored in common areas.
- Absolutely no balcony or terrace shall be used for cutting, sawing, or drilling of any material at any time. All cutting or noise generating activity must be done within the unit and all unit doors must remain closed during such noise generating activity. Additional cutting areas are in the shelled parking area. See maintenance for instructions.
- If you paint, sand, do **heat work (changing out water heater),** or create dust, you may set off the smoke detectors. All smoke detectors must be covered during any of the above activities. The covers must be removed at the end of the day per LBK Fire Marshall. **See maintenance for covers and specific instructions as to not set off the alarms.**

**MISCELLANEOUS**

- NO SMOKING on the property, except in the shelled parking area or in trade vehicles.
- Roof access is limited, and permission is granted by Concierge or Property Manager.
- Do **NOT** use grocery or luggage carts to transport or dispose of construction materials.
- Never throw materials down the trash chute or in our trash bins. ALL CONSTRUCTION TRASH is to be removed by each trade.
- When tile work is being done **ALL Grout** and tile pieces are to be removed. **NOTHING** is to be washed down ANY SINK or ANY DRAIN. Grout is to be removed from the property.
- ELEVATOR weight limits are to be strictly followed.
- TILE, MARBLE, and FLOORING CONTRACTORS are to check with the office for SPECIFICATIONS REQUIRED BY THE ASSOCIATION PRIOR TO BEGINNING WORK. **FLOOR MACHINES ARE NOT ALLOWED!**
- Any damage to the buildings or facilities will be charged to the company or person.
- Use caution when cleaning balconies. All scuppers must be plugged so water does not drain to the units below. ALL water must be mopped up.
- L'AMBIANCE WILL NOT LOAN LADDERS TO ANYONE.
- Use of Radio or Playing Music while working in common areas is prohibited.
- CRANES or exterior lifts brought on the property must be leak free. Management approval and a 48-hour notice to the office is required. ANY damage to paver bricks will be the responsibility of the contractor.

**ALL TRASH, CONSTRUCTION DEBRIS, WATER BOTTLES MUST BE REMOVED FROM THE PREMISES – CONSTRACTORS ARE SUBJECT TO A FINE OF $250.00 - IN ADDITION FAILURE TO OBSERVE THESE RULES MAY ALSO RESULT IN DENIAL OF ACCESS TO THE PROPERTY.**