



**LE JARDIN AT HAMMOCK DUNES  
RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS**

1. The unit owner must pre-register with the Property Management Company and provide the name, address, telephone and fax number of the unit owner's representative overseeing the work being done in their unit.
2. Prior to commencing work, the unit owner's representative must submit to the Property Management Company a list of names, addresses and telephone numbers of all sub-contractors who will be working in the unit, together with a schedule for their work.
3. Work hours are 7:30 a.m. to 4:00 p.m. Monday through Friday.
4. The contractor and all sub-contractors must be licensed in the State of Florida or Flagler County whichever applies, and submit proof of same for the Property Manager's file.
5. Prior to authorization for access, all sub-contractors must produce from their insurance carrier a Certificate of Insurance of General Liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate. Proof of Worker's compensation coverage for the Property Manager's file is required.
6. All contractors and their employees will enter the building through the parking garage at the southeast side of the building.
7. After unloading, workers must park their vehicles in the designated area of the parking lot. There are no trailers permitted in parking lot.
8. Work preparations will not be allowed in the garage or on exterior balconies, i.e mixing of paints, mud, grout, etc.
9. Trash chutes are not to be used nor can any trash to be left in units or hallways.
10. All trash and debris must be hauled off by the workers on a daily basis.
11. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs.
12. Breaks and lunches, if taken inside the building, should be confined to the owner's unit.
13. No loud music and no music on the balconies.



14. Access to the individual condominium units must be coordinated through the owner, decorator or other designee.
15. Do not tamper with or hang extension cords from any of the sprinkler heads. When painting, sprinkler heads must be protected. Paint on the heads will require the owners to replace them per Fire Code.
16. Unit smoke alarms are to be left in place. They are to be properly protected during any interior finish work that generates heavy airborne particulates, i.e. sanding and painting. If a contractor is found responsible for setting off a smoke alarm, the unit owner may be subject to a fee.
17. Workers are not to wander around areas other than the specific area or unit they are working on.
18. Any changes to the balcony tile and floor covering colors must be submitted to the Property Manager for review and approval.
19. FLOORING – Each unit owner who elects to install or modify in any portion of a Unit hard surface flooring materials (i.e. tile, marble, wood) shall first be required to install, in accordance with manufacturer’s recommendations and the requirements of the Board of Directors, an approved sound underlayment beneath it equal or superior to Proflex Mega Sound Control 90 mil underlayment membrane or other sound isolation material acceptable to the Board of Directors. Each unit owner is required to submit for approval to the Board of Directors or its representative the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to the installation of hard surface flooring, and then the installed sound control must be inspected and approved prior to the installation of the hard flooring. Any penetration into the structural slab (ceiling or floor) over ½” is not allowed without written approval from the Board of Directors. Failure to do so can result in serious harm or even death should a post tension cable snap due to a penetration. Installation procedures shall meet or exceed the following:
20. Unit owners are responsible for their decorator, contractor and sub-contractor’s actions and inactions while on the premises and in Hammock Dunes. Decorators, contractors, and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless the Condominium Association, Hammock Dunes Community Association, and WCI Communities for any liability or damages which might arise in connection with their activities on the premises.
21. Should a decorator, contractor or sub-contractor discover a defect in a unit, they must notify the Property Manager immediately so the defect may be verified and corrected prior to doing any work which may be impacted by the defect.



22. Smoking, while discouraged, will only be allowed in the individual units with the owner's permission. **No smoking is allowed in the garage, stairwells and common areas.**
23. Please help us keep the building clean.

All of your activities will be monitored during the day. Non-compliance may result in your sub-contractor being barred from the building.