

PARK WASHINGTON CONDOMINIUM ASSOCIATION
669 Washington Street, Denver, Co. 80203

RULES AND REGULATIONS REGARDING UNIT REMODELING

- Request form for remodeling must be submitted for approval a minimum of 2 weeks prior to commencement of work. (See also, the PWCA Handbook for related information.)
- Review of PWCA rules and regulations, as well as this document, should eliminate most questions. There is a separate information sheet on flooring, which should be reviewed, if applicable.
- Transportation of materials MUST go through the garage level NEVER through the lobby. All garage doors should not be left open longer than a few minutes, without supervision. The "Loading Zone" at the front of the building is for people loading, not materials' loading.
- The elevator may be used to transport materials; however, it is not to be "seized" for long periods of time. Building tenants must be allowed to utilize the elevator frequently. The elevator is to be protected with the use of moving pads (stored in the first floor, south end closet) throughout the moving period. Unit owners and their contractor are responsible to put the elevator into a clean passenger-mode by 4:00 P.M. each day.
- Unit owners and their contractors are responsible for cleaning the basement hallway carpet at the end of each day.
- Applicable permits are to be posted in the lobby window.
- Unit owners and /or their contractors are responsible for letting workmen etc. into the building -- the Management Company does not do this job. No unauthorized people should be allowed into the garage or building.
- Unit owners and/or their contractors are responsible for meeting building inspectors at the front lobby and escorting them to the unit for inspections, etc.
- No yelling from the building balconies to the ground level during construction activities is permitted.
- Materials that are stored on unit balconies during the construction must be secured against wind (that can pick up a sheet of plywood prone on the deck.)
- Construction activities making noise (sound resonates throughout the concrete building) or using the elevator must not commence before 9:00 A.M., and must end by 4:00 P.M. (including cleaning time), Mon.-Fri. only, NO Sat., Sun., or holidays.
- The building's dumpsters may not be used for construction trash. The unit owner and/or contractor must remove all such trash from the building.
- The parking spaces on the West Side of the building are assigned, and not to be used by workers, unless the unit is currently renting that space. Available spaces may be rented for a limited time, through the Management.
- Damage done to the building, the elevator, hallways, carpets, etc. will be corrected and billed to the unit owner. It is important that the unit owner and their contractor protect the common floors and walls.

UNIT # _____ UNIT PHONE # _____ UNIT OWNER _____ 7/05