

Blakeney Professional Condominium #16 Association
Contractor Rules, Regulations and Building Information

Requirements for Condominium Unit Buyer Managed Construction Projects

1. Contractor shall submit a security deposit of \$3,500 to sellers for the protection of common areas within the building. (This is normally put into the sales contract.) ***
2. A certificate of insurance is required by the contractor naming the ***Blakeney Professional Condominium #16 Association, Inc.*** as additional insured.
3. Contractor shall submit a copy of the permit for any construction on the property.
4. Use of common areas by contractors is not permitted, except for ingress and egress only.
5. After-hours access requires use of an **access card**. Please have owner contact sproctor@mpvre.com if there is not an access card available from owner.
6. See Piedmont Plastic Surgery for access to equipment room (704-542-2220). Lockbox located on side riser room/ electrical room door near employee entrance. Code is 0832. Fire panel is in the electrical room just off the sprinkler riser room. Contains a "BLDG" key for all service doors including roof hatch.
7. This is a smoke free facility. Smoking is NOT permitted anywhere on the premises.
8. All common areas must be protected and kept clean at all times.
9. After construction is complete, Contractor shall return the common areas to a Class A standard by cleaning the common area carpets via hot water extraction (or replacing same if damage is done), retouching any walls with paint, or repairing/replacing other existing wall covering as needed.
10. If damage is caused by contractor to common areas, contractor is required to repair common areas immediately after damage occurs, but absolutely no later than obtaining Temporary Certificate of Occupancy (TCO).
 1. No adjacent suites or common areas may be used for storage.
 2. Any work that interferes with the business of other building occupants must be performed **after normal business hours**.
 3. Use of radios and other audio devices is not allowed during construction.
 4. Contractors shall present themselves in a professional manner at all times.
 5. Contractor shall arrange approved location of construction dumpster with Association Manager. The parking lot must be kept clear of debris, nails, screws etc at ALL times.
6. Contractor shall notify Association Manager, **at least 48 hours in advance**, of the following:
 - a. When the fire or life safety system needs to be placed offline/on test,
 - b. Work that will interfere with other businesses within the building, during or after business hours,
 - c. Changes that are required by code to the common areas, which will need to be reviewed and approved by the Association,
 - d. When access is required in any occupied suite.
7. Contractors are free to use any subcontractor of their choice, except that all roof penetrations shall be made by The Ray Company. The contact information is as follows: 704-372-0100 / wwilkinson@raycompany.com.
8. The building is monitored by **Simplex Grinnell**:
 - a. Call 1-888-746-7539 to put buildings on test
 - b. Password: Crosland1
 - c. Acct. Number: 208-3644 – 5815 Blakeney Condo 16 #680577
9. The Association or building developer may adopt such other reasonable regulations for the benefit of the building or its occupants as may be necessary from time to time.