

**CHATEAU LAKE SAN MARCOS
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW**

For Complete Architectural Standards, please refer to the Chateau Lake San Marcos Homeowners Association CC&Rs Article 7 and the Rules and Regulations, Architectural Review.

The following are the contractor work rules while performing improvements or repairs to individual units. It is the responsibility of the individual unit owner to ensure all workers comply with the following rules.

Architectural Committee approval must be obtained in order for the unit owner to make any interior alteration or change, in any manner, or to any exterior feature of his/her condominium unit as required by the Architectural Rules.

Construction management of a project must be performed by a licensed general contractor, or licensed specialty contractor. An owner may self-perform management of a project however a license is still required even if the owner is self-performing the construction management.

A certificate of insurance is required naming Chateau Lake San Marcos as “additional insured”.

The unit owner is not exempt from the insurance requirements if he/she self performs the construction management.

All subcontractors must be named and certificates of insurance must be submitted with the general contractor or owner’s certificate of insurance. Workers compensation and liability limits must accurately reflect the trade for which the certificate is presented.

All Certificates of Insurance must be generated directly from the underwriter.

All work should be performed by California Licensed Contractors. If a unit owner desires to use an unlicensed “handyman”, they do so at their own risk and must retain workers compensation insurance as required by the State of California for employers. According to the California State Contractors Board, no person may contract for work that exceeds \$500 in value for labor and materials. Unlicensed handymen may not perform ANY work on any portion of the common areas or utilities, whether in the unit or not.

Contractor Work Rules

All persons performing any work, repairs or improvements must adhere to these work rules whether or not the work being performed required approval by the association. It is the owner’s responsibility to ensure that all workers are familiar with these rules as well as all association governing documents.

1. Care must be taken to keep the common elements free from debris and obstructions. Work on all unit remodeling projects must be professionally performed. A penalty fine will be assessed when these rules are violated.
2. The HOA condominium dumpster cannot be used for individual unit construction debris. The contractor or self-performing construction manager must remove all construction debris at the unit owner’s expense and provide a private dumpster for demolition if necessary.
3. ALL paints, stains, and finishes applied in the unit must be water based. Absolutely NO OIL BASED products are to be used – **FINES WILL BE ASSESSED** if noxious fumes are produced. **NOXIOUS ODORS** – No owner or resident may use or cause to be used, any substance, particularly lacquer, which is sprayed or otherwise applied, as a finish to any surface, which creates a noxious, offensive and invasive odor that could be hazardous to the health of residents in adjoining Units. In addition, no cabinets, furniture, or other fixtures that are composed of elements that give off a noxious, offensive and potentially hazardous odor may be installed or kept in a unit. This section does not apply to substances such as household cleaners, which dissipate in a relatively short time. Paint application by spraying is prohibited in individual units. Prior to painting by other application methods, the homeowner/resident must contact the Maintenance Department for consultation and approval of odor-control methods.

4. The corridors, sidewalks and stairs should be covered by tarps or other material so that no stains or footprints are left in these areas. The contractor should cover these areas during the demolition, dry walling and painting phases of the work.
5. The cutting of wood or tile should be performed in the unit or on the patio or balcony. Dust and debris must be contained and the areas cleaned daily; cutting of any material in the courtyard, parking areas and garden/lawn areas is prohibited. Contractors must take precautions to mitigate dust and debris from entering other units or their patios/Balconies.
6. Use of the water spigots on the exterior of the building is prohibited. Water from the HOA building is not available for construction use except from inside of the condominium unit being remodeled. Rinsing of buckets, paint brushes, or any other items in any common areas is prohibited. Sweeping debris into, or dumping dirty water into the exterior drains, storm drains, gardens or on the lawn is prohibited.
7. If the employees of a subcontractor do not speak or understand English, an English speaking foreman must be present at all times. This is a safety issue from the perspective of the HOA and the city fire and police agencies. Workers may not use common areas for any reason such as taking breaks or the use of restrooms in the community center.
8. Work hours are limited to 8:00 AM to 6:00 PM, Monday through Friday. Saturday work is permitted from 10:00 AM to 5:00 PM. It is strongly urged that the Saturday work be the "quite type." Absolutely no work is to be performed on Sundays and federally observed holidays.
9. The Association office must be notified as to the start date and end date of the project. To minimize the impact of the construction work on the residents of the building, a construction schedule must be prepared, delivered to the association office and adhered to throughout the project. The Association must be notified of any delays, expected or otherwise, which might impact the timely completion of the project.
10. A full size fire extinguisher must be available within the unit during construction.
11. Chateau Lake San Marcos is a non-smoking community. There is no smoking ANYWHERE on the property, including the interior of the units.

12. The contractor, project manager or owner must notify the Association immediately of any damage to the common area caused by the contractor or workers or for any other issues that arise during construction which require the immediate attention of the HOA maintenance director.

13. Upon completion of the work, the project manager, owner or contractor must contact the association for a final inspection of the work areas.

Adopted 5/2004