

Somerset Condominiums Association

Condominium Unit Remodeling & Repair Policy

Guidelines for Owners

(Adopted by Somerset Condominiums Association, August 2016)

- The Somerset Board of Directors must be notified about all remodeling, repair, or renovation plans, including extent of work, dates of proposed remodeling, and any anticipated impact on other condominium units or residents, so that the Board can review your plans and their impact.
- Modifications, additions, attachments, cuts, removal, relocations, or revisions to any Somerset common element or limited common element (as defined and discussed in the Declaration), including but not limited to exterior walls, siding, hallways, outdoor lighting, utility service components, roofs, or walkways are strictly prohibited without prior review and approval by the Somerset Condominiums Association Board of Directors. The restoration and/or repair of modifications not previously approved are the sole financial responsibility of the unit owners.
- Contractors must be professionally qualified, licensed (where appropriate), and insured.
- Work shall be conducted only between 8 a.m. and 8 p.m. (with prohibition on noise levels not to exceed 55 dba). Somerset maintains quiet hours beginning at 8 p.m.
- Work and materials must not interfere with access and flow in common areas, and temporary access limitations or closures should be coordinated with the Somerset Board of Directors or its designated agent.
- Work-related clutter and debris that affects the areas outside of units or any common areas must be cleaned-up daily.
- Work-related debris, tear-out items, and other unwanted construction materials must be hauled away and disposed of by contractor or owner, and not placed in Somerset trash area or Somerset dumpsters, unless by prior arrangement with Somerset Board of Directors (or its designated agent) and a trash hauling contractor.
- Any work shall be undertaken with required permitting by appropriate governmental agencies and any code requirements shall be observed.
- Any consequential or incidental damage to Somerset Common Elements must be reported to the Somerset Board of Directors (or its designated agent) and is the financial responsibility of the owner.
- Any work undertaken must be compatible with the Somerset Condominium Declaration and follow guidance in the Somerset Rules & Regulations available on the Somerset website: (<https://www.somersetcondominiums.org/somerset-governingdocuments.html>).