

Banana Bay Condominium Association Individual Unit Modifications

Owner's contractor must submit to the Board:

1. Proof of liability and Workman's Compensation insurance
2. Current Brevard County Business license
3. Proof that the City of Cocoa Beach has given engineering approval
4. Building permits that may be required

Submit the above information to the Banana Bay office in the club house or our management company:

Reconcilable Differences, Inc.
2560 Palm Lake Drive
Merritt Island, FL 32952
Office: 321-453-1585 Fax: 321-305-6199
www.ReconcilableDifferences.net
E-Mail: Office@RecDif.com

Purpose:

The Owners and Association seek assurance that all modifications to existing individual units:

1. Do not compromise the structural design integrity and thus, the safety, of Banana Bay Condominiums buildings
2. Have no negative impact on the property values of other units
3. Maintain sufficient noise dampening between floors

Procedure:

1. Request for Unit Modification, including plans for major alterations and a copy of contractor's agreement, must be submitted in writing to the Board of Directors, BOD, and management for review
2. Upon review by the BOD, the owner will be notified via email or in writing
3. **Only licensed and insured contractors can perform work within the complex.** (Note: Contractor's certificate of insurance must indicate Banana bay Condominiums as additionally insured)
4. Required permits will be obtained by the owner or contractor
5. All planned work will be done according to current national and local building codes
6. Major alterations/construction work is to be performed only:
 - 8:00 am to 5:00 pm Monday thru Friday
 - Saturday **–with BOD approval ONLY**
 - No work on Sundays or major holidays
 - Call Management about placement of any construction dumpster and parking
7. Contractor will remove all debris and sweep and clean all affected areas of the community property.
Construction materials may not be placed in the community dumpsters
8. Emergency repairs (e.g., plumbing leak) that are not construction/alteration-related are excluded from this standard
9. Hard floor coverings must have a sub-layer of sound dampening material permanently bonded to the floor surface. The sound dampening material shall demonstrate to the BOD that it has the noise reduction properties equivalent to or greater than cork having a thickness of six (6) millimeters
10. Contractors are responsible for damage to any common elements including walls, elevators, walkways and landscaping.

Banana Bay Condominium Association
Individual Unit Modifications
REQUEST TO MODIFY CONDOMINIUM UNIT

BRIEF DESCRIPTION OF PROPOSED MODIFICATION: (Please be specific)

Unit # _____ Affected Room(s): _____

Flooring Replacement:

Windows Modifications:

Kitchen Modifications: Cabinets, counter tops, other:

Bathroom(s) Modifications:

Other Modifications: Electrical, plumbing, wiring, etc.:

DO THE MODIFICATIONS INVOLVE ANY STRUCTURAL CHANGES TO THE UNIT? Yes / No

CONTRACTOR NAME(S), STATE LICENSE NUMBER AND PROOF OF INSURANCE:

START DATE: _____ FINISH DATE: _____

OWNER HAS INFORMED CONTRACTOR OF THE DAYS AND TIMES WHEN WORK IS ALLOWED ON THE CONDOMINIUM PREMISES: Yes / No

Date Submitted: _____

Signature of Owner _____

Print Owner's Name _____

(IMPORTANT NOTE: Please attach a drawing, plan or detailed written description of the proposed modification.)

APPROVED? Yes / NO

BOD President _____ Date: _____

Revision Date: _____