

CONSTRUCTION RULES AND PROCEDURES

Rules and procedures have been established by the Board of Directors as guidelines to owners who are remodeling an existing Unit to reduce the impact to people occupying the building and ensure protection of the common area. Please review the CC&R's for all requirements. It is the condominium owner's responsibility to guarantee their contractor (and subcontractors) are aware of and abide by these rules and procedures.

The Association reserves the right to refuse access to contractors should there be violation or non-compliance with these established rules and procedures.

A refundable "construction" deposit of \$2,500.00 is to be paid to the Hyde Park Place Condominium Association prior to commencing work. These funds will be held by the Association to pay for any damages that are a result of construction or remodeling activity, complete unfinished work, purchase insurance coverage or pay a lien placed on the building. Deposits will be refunded 10 days after receipt of the occupancy permit. Should there be damage to the common area, the deposit will be refunded within 10 days of correction less the cost of repair.

Owners are personally responsible for all costs that exceed the amount of the construction deposit, and that such damages may become a lien against the property in accordance with Article X, Section 10.2 of the Declaration.

CONSTRUCTION SUPERVISION, COORDINATION AND ASSISTANCE

Please refer to the CC&R's regarding the property owner's responsibility to notify DS Property Management of their intent to perform construction or remodeling and provide a copy of the building permit. Deb Cano is the Property Manager and her phone number is (208) 922-8027. Shane Glenn Building Maintenance Supervisor his phone number is (208) 412-0276. Shane will provide contractor assistance for deliveries and access to the building systems if needed.

MATERIAL HANDLING AND DELIVERY

Since Hyde Park Place has only one elevator, large deliveries should be scheduled before 9:00 A.M. or after 5:00 P.M, or on weekends. All construction workers are required to use the stairway during business hours of 8:00 A.M. – 5:00 P.M. Please contact DS Property Management a week or more in advance to schedule. All materials must be covered with a packing quilt or similar protection before entering the building to ensure protection of the walls, doors, etc. All materials must be stored within the unit. There are no staging areas within the building. Materials cannot be stored in the hallways or other common areas. Packaging cannot be placed in the hallways and must be hauled off site. A complete clean-up of all affected areas must be performed on a daily basis.

PLEASE NOTE: The Parking Garage is NOT for deliveries. There is only a 7-foot clearance. If the Parking Garage or the surrounding areas are damaged due to unauthorized use, you will be responsible for the costs of repair.

The following Contractors have been involved in the construction of Hyde Park Place. Owners and their Contractors are encouraged to use their services for installation or supervision when

interfacing with the building electrical, fire alarm, HVAC or plumbing systems. If they are not used, the condo Owner/tenant may still be required to pay for their services to ensure the connections are done correctly.

Electrical: Primary Electric (208) 343-0953

Fire Alarm: M2 Automation (208) 853-3411

Plumbing: ACCO Engineered Services (208) 323-7789

HVAC: ACCO Engineered Services (208) 323-7789

Fire Protection: M2 Automation (208) 853-3411

PHONE / PARKING / HOURS OF OPERATION

It is the Owner's/Contractor's responsibility to provide DS Property Management with a cell phone number to contact the project supervisor during the construction period. Hyde Park Place does not have a phone for contractor use.

Working hours in the building are 8:00 a.m. - 4:00 p.m. Monday through Friday (except holidays). All Contractors must be out of the building by 5:00 p.m. unless facilitating deliveries. Exceptions can be made on a case-by-case basis by calling DS Property Management.

TEMPORARY POWER / WATER

Any temporary power or water needed during construction is the responsibility of each Unit Owner

FACILITY USAGE

There is NO SMOKING in the building!!!! If you or any Contractor chews tobacco, please do not spit it on the floors! You are expected to carry a container to dispose of it. The cost of repairs for damage will be deducted from your deposit.

It is expected that all construction workers will act responsibly and respectfully while within Hyde Park Place or the underground parking garage. Profanity will not be tolerated the use of power tools (i.e. nail guns or drills) should commence after 8:00 A.M. Music must not be played loudly enough to be heard outside the Unit.

All building areas including the elevators, corridors, restrooms, and balconies are to be kept clean. Contractors are to provide their own vacuum cleaner within the Unit and rugs for both outside and inside the door to prevent tracking into the hallways. Cleanup should be done daily. The Unit Owner is responsible for all damage caused by their Contractors, subcontractors and workers. Any damage will be repaired by the Building Supervisor, and the cost deducted from the deposit. Signage cannot be placed in the windows or corridors of the building.

Contractors are responsible for hauling their own trash and construction debris from the unit daily. Care is to be taken when removing trash and debris to ensure that the carpeting and walls are

protected. All debris must be hauled away and cannot be placed in the halls or stairwells. Please do not use the Hyde Park Place dumpster for construction debris. Arrangements must be made by the Owner/Contractor for a separate construction dumpster.

ELEVATOR USAGE

Elevator usage is not permitted at all for construction use.

SAFETY

It is the Owner's responsibility to ensure that their Contractors work within Federal, State, and local Safety Guidelines. Each Contractor must provide a fire extinguisher and first-aid kit within their project area. Contractors must provide proof of liability insurance and worker's compensation insurance to DS Property Management before starting work.

KEYS

It is the condominium Owner's responsibility to give Contractors a key to the unit. If re-keying is required, it must be done through Baldwin Lock & Key as they have the building keying system.

ACKNOWLEDGEMENT

I/we fully understand the above construction requirements. I/we understand that the above requirements supplement the Declaration and are in addition to the obligations of the Declarations and Guidelines. I/we will assume responsibility for any and all damage to all common areas as a result of our construction and remodeling including but not limited to walls, ceilings, floorings and painted surfaces and understand that any cost incurred for cleanup, maintenance or repair will be withheld from the Construction Deposit. Without limiting an owner's responsibility, construction deposit funds may be used to complete unfinished work, purchase insurance coverage or pay for a lien placed on the building if required by the board. Deposits will be refunded 10 days after receipt of the occupancy permit. I/we understand and agree that I/we are personally responsible for all costs to repair damages that exceed the amount of the construction deposit, and that such damages may become a lien against the property in accordance with Article X, Section 10.2 of the Declaration. Contractors and Subcontractors must carry Liability Insurance of not less than \$500,000 and worker's compensation insurance. Owner(s) specifically agree they are severally liable for their Contractor's compliance, acts and omissions.

We have read and agree to follow the above Rules and Procedures.

Owner:

Mailing Address: Phone:

Contractor: Phone:

Mailing Address: Phone:
