

**CONTRACTOR GUIDELINES
FOR WORK PERFORMED AT PRIVATELY OWNED UNITS
AT SEASCAPE CONDOMINIUMS**

1. These guidelines are established for work being performed on behalf of an individual owner inside his/her owned unit.
2. The Association is not responsible for contractor selection, payment terms, payment, etc.
3. No contractor performing work under contract or agreement with an individual owners has a right of lien on any property other than that owned only by the unit owner for whom the work is being performed.
4. Contractors performing work for an owner may not utilize common are of Seascape for storage of equipment or materials, staging for work to be performed, nor use electrical outlets outside the unit itself.
5. For the convenience of owners, tenants, and guests of Seascape, work hours at the complex are 8:00 a.m. to 4:00 p.m., Monday through Friday only.
6. Unit keys can only be distributed upon written approval of the unit owner. All keys must be signed out and back in at the Seascape office during business hours or before 4:00 p.m.
7. As work conducted inside a unit can affect other units and/or common elements of the property, before any work can begin at Seascape, the contractor must supply a certificate of liability insurance name, as additional insureds, the Seascape Owners Association, Inc. and through membership, each member/owner, and the certificate verified by Seascape HOA staff.
8. Contractors are responsible for meeting all OSHA and EPA guidelines required in connection with the work being conducted on Seascape property.
9. No construction material or building debris is allowed to be disposed of in the Seascape dumpsters. Contractors must make arrangements for removal of all remodeling debris and clean up common areas used during the remodel. Failure to clean up or remove any debris as stated will result in a chargeback for said clean up to the unit owner.
10. All required City of Galveston permits must be posted prior to start of construction (electrical, plumbing, A/C replacement, etc.).
11. No construction/remodeling shall be permitted in any unit under any circumstances without the prior approval of the Architectural Control Committee. Applications are posted on the website and can be obtained through Etheredge Property Management or at the on-site office from Kurt Schirmer.

I have read and agreed to the Contractor Guidelines for Work Performed at Privately Owned Units at Seascape Condominiums, established by Seascape Owners Association, Inc.

Signature of Contractor

Date

Printed Name

Attach copy of Liability Insurance
Certificate

Company Name

Address, City, State, Zip

Phone: Office, Cell