



## **SANDARAC / CONTRACTORS**

**REMODELING CONDOS** - If you are planning to do any remodels please fill out the Town of Fort Myers Beach Condominium Association Approval Form and submit it to the office. **See page 4.**

**SIGN IN** - **Please make sure to check in with the office daily and be issued a valid parking pass.**

**INSURANCE** - Anyone doing work on the property, including for work hired by owners inside units, must have a copy of liability insurance and workman's comp on file with the office.

**GENERAL** - We do not allow objects/materials of any type to be thrown from the second floor to a truck or dumpster trailer below.

- **WORK HOURS** - 8:00 am—5:00 pm. Monday—Saturday. There is no work allowed on Sunday.
- **EVERYONE** is on video surveillance.
- **ELEVATOR PADS** must be installed.
- Contractors may not use shopping carts or luggage carts.
- Contractors must keep the condo front walkway clear of materials and debris and must be cleaned up immediately. No contractor may cut tile in the walkway areas.

**RULES AND REGULATIONS** - **Complete Rules and Regulations** are available at the office, online at [thesandarac.com](http://thesandarac.com) or in the lobbies. See Property Manager.

**DUMPSTER PLACEMENT** - We now have a stricter policy regarding dumpster placement. Dumpsters and dumpster trailers may only be placed in only two specific places on the property regardless of length of stay, even one day. No contractors can have dumpsters in the courtyard or at in the closest visitor parking spot closest to the unit. There is a designated spot on the northside of the visitors parking area and one on the southside parking area near the carwash. Contractors need to notify the office before placing the dumpster or dumpster trailer to get specific instructions on dumpster placement. No materials may be thrown from balconies to a dumpster.

**POD PLACEMENT** - Contact the office for location placement.

**PARKING** - No oversized vehicles may be parked in Visitors. See parking rules on page 3.

## **UNIT RENOVATION**

1. No major renovations are permitted between December 1st and May 1st of each year. A major renovation would be a project of more than one day duration involving any construction activity generating noise outside of the unit. Generally, this would involve the repair or replacement of walls, flooring, ceilings and kitchen and bath cabinets, but not limited to those projects. Specific construction activities that would not be allowed would include jackhammering, hammering, drilling, sawing or pounding of any kind. No work should be allowed outside the unit to prepare materials for unit installation during that time.
2. If the owners themselves are performing work in their unit, all relevant rules apply.
3. No unit owner shall make any alterations to their unit that would impair the structural integrity of or lessen the support of any portion of the condominium building. This would include load-bearing walls and walls that may contain shared vertical sewage pipes, fiber networking, and the like.
4. All workmen, contractors, and vendors working for a unit owner must be registered in the Managers office, submit all plans to the office for Managers approval and Board of Directors when necessary, submit a copy of their current certificate of insurance coverage to the Managers office, be licensed and/or registered by the state and/or town and obtain and have all required permits visibly posted in a unit window facing the outside walkway.
5. Renovation work can start after 8:00am and must be completed by 5:00 pm, Monday through Saturday. Common areas must be cleared and free of debris at the end of each work day. No renovations are allowed on Sunday. Failure to do so may result in a fine.
6. Owners are required to install suitable sound proofing under any new ceramic tile or any other hardwood flooring material for floors 2 thru 9. The minimum requirement is Proflex 90 MCS or its equivalent. Ground floor units will require application of a vapor barrier product, such as Proflex MS225 or its equivalent, before installing any ceramic tile or other hard flooring materials and be inspected by the Sandarac Manager prior to installing the flooring.
7. Large Dumpsters and PODS must be placed within designated locations. See property map or property manager for locations.
8. No debris, construction, or otherwise may be thrown from the building. As an exception for this current summer season of 2018, soft, shatter-proof material that is bagged in construction-strength bags may be discarded from the second floor only by the use of a slide going into a dumpster-like trailer, with prior approval from manager. Any dumpster-like trailer must be moved to a designated spot by the end of the day.

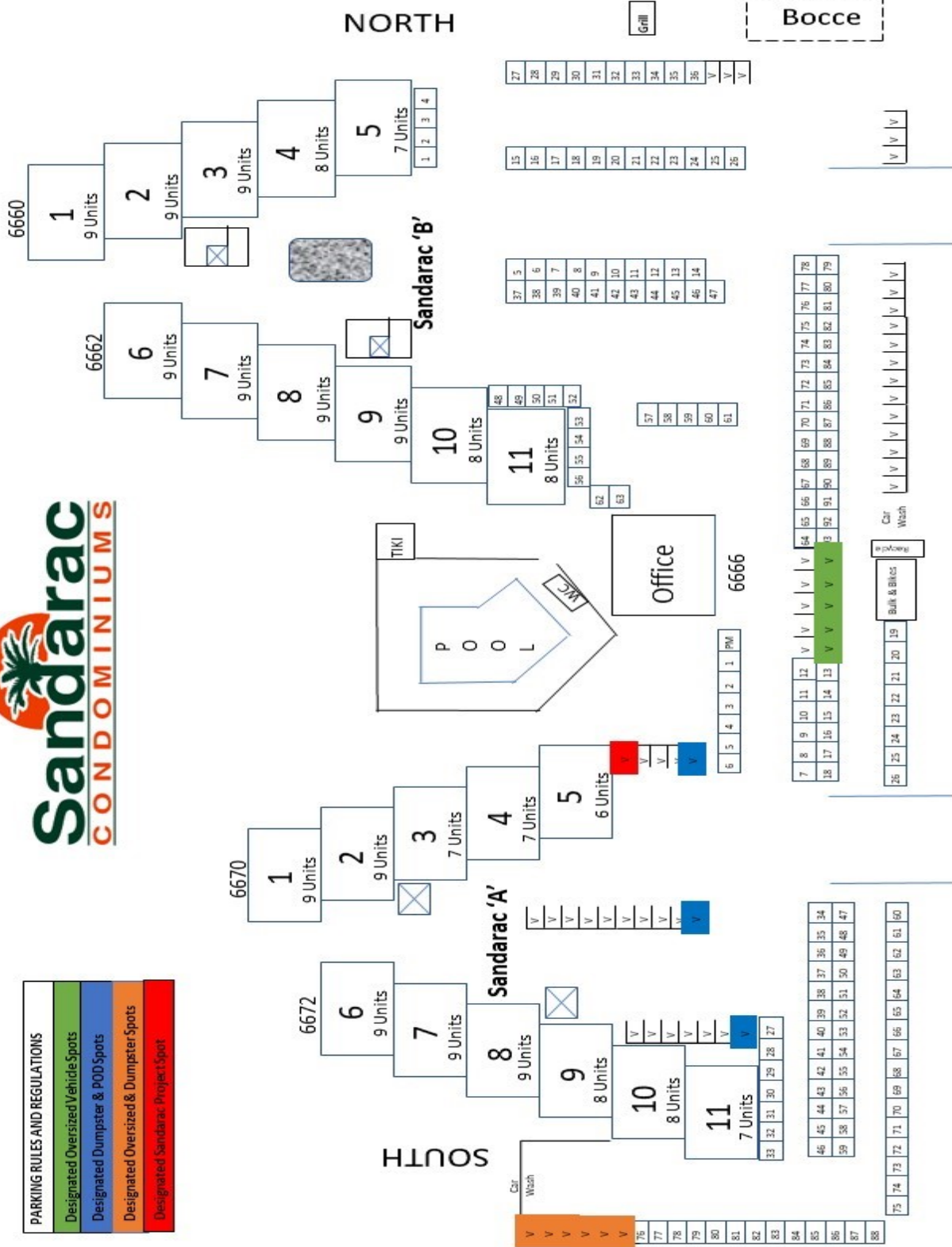
## **PARKING**

1. It is expected that all owners/renters use their assigned numbered parking space for their first vehicle and marked visitor parking space for their second vehicle, if one exists. Visitor parking spaces are utilized on a first-come, first-serve basis. No owner/renter is allowed to park more than two (2) vehicles on the premises. As a courtesy to visitors of Sandarac, it is strongly expected that owners park their second car as far away from the main entrances as possible. Extended use of more than 72 hours by the same owner/renter vehicle parked near the entrance of each building is discouraged and will be monitored. All vehicles must display a Sandarac parking permit or temporary parking pass. The parking of campers, mini-homes, recreational vehicles, boats, trailers, etc. is not permitted. In general, no vehicle will be permitted that exceeds the dimensions of the assigned, numbered parking space. Under no circumstances may any vehicle be used for living quarters. Contact the manager for other situations that may arise from time to time. There is a vehicle maximum limit of two vehicles per condo.
2. 10 M.P.H. speed limits in the parking area are mandatory.
3. Any vehicle that is over 7 feet tall, excluding attachments, 88 inches wide, or is over 7500 lbs. (actual vehicle weight), or is over 20 feet in length, is considered an oversized vehicle and must be parked in the oversized designated parking. See property map or property manager for locations.

# Sandarac CONDOMINIUMS

**PARKING RULES AND REGULATIONS**

- Designated Oversized Vehicle Spots
- Designated Dumpster & POD Spots
- Designated Oversized & Dumpster Spots
- Designated Sandarac Project Spot





# Town of Fort Myers Beach

2525 Estero Blvd Fort Myers Beach, Florida 33931  
Phone: 239-765-0202 Fax: 239-765-0909

## CONDOMINIUM ASSOCIATION APPROVAL FORM

### Owner Information:

Property Owner: \_\_\_\_\_ STRAP #: \_\_\_\_\_

Owner Email: \_\_\_\_\_ Owner Phone: \_\_\_\_\_

Job Address: \_\_\_\_\_

### Contractor performing the work:

Contractor: \_\_\_\_\_ License #: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Construction Value: \_\_\_\_\_

### Approved description of work to be performed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Approved by:

Association Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Completed form can be faxed to (239) 765-0909, emailed to [permits@fortmyersbeachfl.gov](mailto:permits@fortmyersbeachfl.gov), by mail, or in person to 2525 Estero Blvd., Fort Myers Beach, FL 33931. If you have any questions please call 239-765-0202.