

Bluff Villas 55 Contractor Rules

The following rules apply to all individuals performing any kind of construction project at Bluff Villas:

Seasonal restrictions - Owners may not schedule construction projects on holidays, weekends, or any time during the peak rental season (Memorial Day through Labor Day). All work must be scheduled in a timeframe that allows project completion in advance of peak season. Fines may be levied if projects are not completed on time.

Hours - Contractors may only work between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Work on holidays must comply with CSA rules. This does not apply to emergency work.

Housekeeping - Contractors MUST clean daily all common areas, including corridors, parking lot, grounds, etc., which they use.

Contractors must provide their own refuse disposal equipment, and may not dispose of refuse in Bluff Villas dumpsters. Plywood must be used under contractor dumpsters to protect the asphalt. Nothing may be thrown off the corridors or balconies.

Contractors must obtain a permit from the regime management company to place approved dumpsters on the property, and they must attach the permit to the dumpster. Placement of port-a-johns must be approved by the management company.

Work Rules - Contractors may not use balconies, hallways, or other common property as work or storage areas without written approval from the management company. Any rigging from the building must be approved by the management company.

Contractors may not interrupt services to other units or otherwise inhibit the use of other units without written approval by the management company.

Contractors must promptly notify the management company of any damage to common property and promptly make corrections when possible. This includes paint spills.

Contractors may not cut into the floor or load bearing elements of the building.

Contractors may not cut into fire rated ceilings or make changes to elements installed in fire rated ceilings without written approval from the management company.

Contractors may not disconnect or otherwise modify any utility element that is common property without written approval from the management company. This includes electrical, plumbing, cable, or telephone feeds installed inside the walls that provide service to other units.

Any constructions procedure that will generate excessive or extended noise or may cause inconvenience to neighboring units requires approval by the board. The application must include a definition of the procedure, why it is required, and the specific times and durations expected for the procedure. The board may elect to restrict the procedure or to limit the times that such procedures are allowed. The owner or contractor will be required to give the management company notice of the planned procedure at least three (3) business days prior to said procedure so neighbors can be notified.

Vehicles - Contractors must park vehicles and trailers at the rear of the lot and remove them at the end of each day.

Penalties - Any violation of the above-defined rules may result in a fine of up to \$500 per day and a suspension of construction until the appropriate corrective action is taken.

Contacts:

Management company
IMC Resort Services, Inc.
843-785-4775

Sea Pines Security
843 671-7170

Emergencies
911