

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Contractor's/Vendor's Liability for Damages to Third-Party Equipment or Mutual Property – Mutual One Only**

RESOLVED that when any remodeling, alteration, furniture moving, or other work of any kind is being performed in a unit, any damage to Mutual or third party property caused by the actions of the contractor, owner or any other person employed in performing such work shall be promptly repaired or replaced to the satisfaction of the Mutual Board and at no cost to the Mutual. This includes, but is not limited to, damage to floors and/or floor coverings, walls, stairways, roofing, doors, glazing, air conditioning/heating units and other appliances, artwork, ceilings, lighting, walkways, and all landscaping (including turf, shrubbery, trees, flowers, etc.), together with any personal property belonging to a Mutual resident, including automobiles.

RESOLVED, that when an apartment is being remodeled or alterations are being made to an apartment, the contractor/vendor shall remove from the turf area all objects or debris that could damage the mowing or edging equipment of the Mutual Corporation's landscape contractor. This includes, but is not limited to, nails, screws, bolts, hinges, metal pieces, concrete chunks, stucco chunks, wood chips, and shingle pieces.

If the contractor/vendor fails to remove any offending objects or debris and damage occurs to the mowing or edging equipment, the contractor/vendor shall be responsible for the cost of repairing the damaged equipment. In addition, if the contractor/vendor causes damage to the turf area or any other vegetation, including trees, the contractor/vendor shall be responsible for the cost of correcting the damage to the turf area or vegetation, including trees. Contractors are responsible for any damage done to common areas and Mutual property.

RESOLVED FURTHER, that if the responsible contractor/vendor who causes damage to the mowing or edging equipment, or the turf area and vegetation, including trees, fails to compensate the landscape contractor or Mutual Corporation for the damages, the resident shareholder who contracts with the contractor/vendor shall be financially responsible for the cost of the damages which shall be payable to the landscape contractor or Mutual Corporation.

(Apr 11)

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All debris, including carpeting and pads, resulting from construction or moving activities shall be completely removed from Mutual property and shall not be deposited in the trash or recycle containers in the Carport areas. Dust, dirt or other unsightly condition in the common areas resulting from construction or moving activities shall be remedied, and the premises restored to their original condition, at the conclusion of each day's work.

The contractor of record, owner, or any other person involved in the work shall be responsible for ensuring that all the above requirements are adhered to by any sub-contractors or material suppliers utilized in the performance of the work.

RESOLVED FURTHER, that the owner shall be financially responsible for all repairs and/or replacements required by this policy if the contractor of record fails to meet his obligations as outlined above, or if there is no contractor utilized in the performance of the work.

MUTUAL ADOPTION

ONE: 28 Apr 11

(Apr 11)