



Renovation Terms and Conditions

1. Renovation-related activities are subject to 40 Homewood Rules and Bylaws and to all applicable laws and municipal bylaws.
2. When planning in-suite renovations involving plumbing, electrical wiring, suite flooring, or re-positioning/cutting through walls, the owner shall provide details and/or drawings of the proposed project to Management and obtain written approval of the Corporation by completing the *Suite Renovation Agreement* form prior to starting any work.
 - (a) Prior to installing wood, tile, marble or other hard flooring, the owner shall install sound-deadening material under the new flooring to the satisfaction of the Corporation. Minimal floor sound deadening material must be a rating of 60. A specification sheet of proposed material is to be provided to Management prior to installation.
 - (b) If the proposed renovation involves the removal of any walls, the wall in question must be inspected by Management prior to removal.
 - (c) If the proposed renovation involves the replacement of exterior doors or windows, a specification of the proposed installation must be provided to Management prior to installation in order to ensure conformity.
 - (d) A section 98 application of the Condominium Act may be required. Any required building permits are the responsibility of the owner.
3. Contractors and trades personnel who enter the building to perform any renovation work in or about any unit or "exclusive use" common element (e.g., balconies) must be either employed directly by the Corporation or employed by an owner.
4. The owner agrees to indemnify the Corporation with respect to any expenses, damages or costs incurred by the Corporation as a result of the work performed by the owner or contractor or service personnel, including any damage to the common elements or to common building services arising during or following completion of the renovation work. The Corporation may collect any such expenses, damages and costs from the suite owner in the same manner as common expense assessments.
5. Noise-producing activities in suites and lockers, such as hammering and/or operating power tools, are permitted only subject to applicable laws and municipal bylaws, and only between the following hours:

Mondays through Saturdays:	8:00 a.m. - 6 p.m.
Sundays and Holidays:	Prohibited

- Management will notify neighbours of the noisiest days and times so they may make appropriate arrangements.
6. Delivery or removal of renovation tools, equipment, materials and/or refuse must be made through the building's rear entrance and is permitted only during the following hours:
Monday - Friday: 8 a.m. - 4 p.m. and 6 p.m. – 7 p.m.
Saturdays: 9 a.m. - 7 p.m.
Sundays and Holidays: Prohibited
 7. The owner or contractor shall obtain and use rubber or other protected-wheel bins to transport renovation materials to the suite. Such materials shall remain inside the suite until they are removed from the building and property.
 8. Elevator use:
 - (a) The owner shall book the service elevator on BuildingLink with as much advance notice as possible and arrange with Management for protective padding when transporting large quantities of renovation tools, equipment and materials to and from the suite.
 - (b) The service elevator shall be assigned on a first-come, first-served basis and may not be on service for more than one hour at a time except for household moves.
 - (c) When the use of the service elevator for delivery or removal of renovation materials is complete, the owner must notify Management (or security after hours and on weekends) so that the elevator may be taken off service and the relevant common elements inspected for damage.
 9. The owner or contractor shall remove all renovation refuse from the property, including plaster, carpet remnants, large containers, etc. The owner is responsible for ensuring that this is done. No discarded renovation materials shall be placed in the Corporation's garbage bins or Garbage Shed.
 10. The Board of Directors or Management shall be permitted to inspect the work during the renovation and after completion. The Board of Directors or Management shall reserve the right to order work to cease in the event that:
 - (a) Unauthorized work is undertaken
 - (b) Work is carried out outside of the authorized hours.