

# River's Edge Condominium Association

## Application for Balcony Floor Resurfacing

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

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

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

1. Each owner is responsible for the payment of their replacement balcony floor resurfacing.
2. The replacement balcony flooring must be installed per approved specifications which are on file with the Management Company. Installation must be done by one of the approved vendors that are on file with the Management Company.
3. The Board requires that all unit owners advise the Management Company, in writing, of their intent to replace their balcony floor covering.
4. Balcony floor surfaces that are installed without approval or are incorrect style/type/color are subject to removal at the owner's expense.

Name of contractor/supplier: \_\_\_\_\_

### Please attach the following:

- Contractor's written proposal for the work
- Contractor's certificate of insurance per the attached.
- Contract for removal of trash and debris from the property

I/We understand the rules concerning the proposed improvement. I/We agree to abide by the, rules set forth by the Board of Directors. It is further agreed this alteration must be completed within six months of the approval date or this approval becomes null and void.

Homeowner acknowledges receipt of the attached Balcony Flooring Installation Guidelines, a copy of which must be provided to the Contractor. It is the homeowner's responsibility to ensure compliance.

Signature of homeowner(s) \_\_\_\_\_ Date: \_\_\_\_\_

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### Office use only

Date application received: \_\_\_\_\_ Submitted to Board: \_\_\_\_\_ Reviewed by Board: \_\_\_\_\_

Approval subject to: \_\_\_\_\_

Rejected due to: \_\_\_\_\_

Homeowner notified: \_\_\_\_\_ By: \_\_\_\_\_

# River's Edge Condominium Association

## Insurance Requirements

- 1) Prior to the commencement of any work, the Unit Owner has the responsibility of providing River's Edge Condominium Association a **Certificate of Insurance from each contractor involved in the project naming:**
  - a) **Certificate Holder:**  
River's Edge Condominium Association #1  
c/o NS Management  
4811 Main Street, Suite 101  
Skokie, IL 60077
  - b) **Additional Insured:**  
River's Edge Condominium Association #1 its agents and assigns  
NS Management LLC
  - c) **Minimum coverages:**
    1. Worker's Compensation and Employee's Liability - \$500,000.
    2. Contractor's General Liability - \$1,000,000 each occurrence, \$2,000,000 in the aggregate – to cover any costs for labor, material, or both resulting from damage to the common elements, and/or individual units, and personal injury to others.
    3. In addition to the above, the contractor shall carry an excess Umbrella Liability policy in the amount of \$2,000,000.

These certificates shall be provided to the Managing Agent prior to the beginning of construction. The insurance company issuing said Certificates must have a rating of at least and A (for excellent) as determined by A.M. Best and Company.

## Balcony Flooring Installation Guidelines

1. Approved Colors:
  - RIVER STONE: Red Flint, Ohio, Alabama, and Gray Blend
  - EPOXY: Solid Beige, Solid Gray, Multicolor Tan Color Quartz or Multicolor Gray Color Quartz
1. Elevator pads must be ordered 3 business days in advance thru NS Management. Contact NS Management at (847) 998-0404, by email at [riversedge@nsmanagement.net](mailto:riversedge@nsmanagement.net) or via the portal at [www.nsmanagement.net](http://www.nsmanagement.net).
2. Contractor is required to remove all debris from the property and minimize dust during sanding of the concrete.
3. Leave a note under the door of your immediate neighbors (above, below and side to side) that work will be commencing they may experience noise and dust.
4. Work times are 8:00 am thru 6:00 pm Monday thru Saturday.
5. Material cannot be delivered on Sunday.
6. Material must be delivered thru the garage door not the front foyer door.
7. Owner is responsible for security if the garage door is left open during material delivery.
8. Owner or contractor are responsible for clean-up of the common area.