

RIVER'S EDGE CONDOMINIUM ASSOCIATION #1
RULES AND REGULATIONS
IN UNIT CONSTRUCTION AND REMODELING

Review Section 11 of Condo Rules and Regulations before undertaking any repairs on limited common elements or upgrades to your unit and review the details in your application for alterations. Below are some of the key rules.

- **Hours of Construction or Work that May Disturb Others:** Work is permitted Monday through Saturday between 8:00 a.m. and 6:00 p.m.
- **Disposal of Materials:** Contractors must remove debris from the site daily. Construction debris and large items cannot be put in River's Edge trash dumpsters or recycling bins.
- **Water Shut-off:** If the water needs to be shut off for plumbing repairs, it will affect your tier. You must contact NS Management at least 48 hours in advance to schedule a water shut off. The hours of work are limited to 9 a.m. to 4 p.m. to minimize inconveniences to other residents.
- **Contractors must be licensed and insured.**
- **Insurance:** You must obtain a Certificate of Insurance from your contractor and send it to NS Management prior to the start of the work. See the application form for specific requirements.
- **Applicable Approvals or Permits:**
 - Board approval is required before starting work on your unit as specified in Section 11.3.
 - There are instances, when doing a renovation to your unit, that would require a City of Chicago Permit. **A permit would be required if removing a wall or making other structural changes. An alteration to a plumbing pipe or electrical line requires a permit.** If you are just replacing a plumbing or light fixture, no permit is needed. But if you are relocating a sink or a shower for example you would need to apply for a permit. You would also need a permit if you were adding, removing, or relocating an electrical outlet or switch
 - If your renovation meets the criteria, home owners can apply for **Easy Permits** themselves online or can download an application to take to a Building Department's office. Visit: www.chicago.gov/city/en/depts/bldgs/provdrs/permits/svcs/easy-permits.html for more information on either option when the type of work allows the use of Easy Permits rather than a permit secured by a contractor.
- **Elevator Pads**

Elevator pads must be ordered 3 business days in advance at NS Management. Contact NS Management at (847) 998-0404, by email at riversedge@nsmanagement.net or via the portal at www.nsmanagement.net