



# OLD WORLD VILLAGE AWNING SPECIFICATIONS

1. ALL NEW OR RE-FABRICATED AWNINGS ARE TO BE OF A SOLID COLOR.
2. RECOMMENDED COLORS ARE ROYAL BLUE OR FOREST GREEN.
3. VERBIAGE IS TO BE ON THE FRINGE ONLY.
4. AWNINGS ARE TO BE METAL FRAMED WITH CANVAS MATERIAL.
5. PRIOR ARCHITECTURAL COMMITTEE APPROVAL FOR ALL NEW AND RE-FABRICATED AWNINGS IS REQUIRED.
6. ALL AWNINGS ON CENTER AVENUE ARE TO BE "ROLL-OUT" AWNINGS TO MATCH THE EXISTING.

10/7/1996

OW013.DOC

## OLD WORLD VILLAGE BUILDING REPAINTING REQUIREMENTS

### HOURS OF WORK

THE CONTRACTOR SHALL NOT START WORK BEFORE 8:00 A.M. EACH WORK DAY MORNING, MONDAY THROUGH FRIDAY AND SHALL NOT WORK ANY LATER THEN 4:30 P.M. UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM AN ASSOCIATION REPRESENTATIVE. (REFER TO RULE BOOK.)

### TEMPORARY WORK

- A. SCAFFOLDING AND RUNWAYS - THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN LIFTS HOISTING APPARATUS WITH OPERATOR AND POWER FOR SAME, SCAFFOLDING RUNWAY, ETC.. FOR THE PROPER EXECUTION OF ALL WORK. THE PLACING, REMOVAL, CHARACTER AND SAFETY OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE OWNER. PRIOR ASSOCIATION APPROVAL IS REQUIRED IF WORK IS LOCATED IN ANY COMMON AREA.
- B. BARRICADES - THE CONTRACTOR SHALL CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF THE LOCAL ORDINANCES GOVERNING ERECTION OF BARRICADES, LIGHTS, FENCES, ETC.. FOR THE PROTECTION OF THE PUBLIC.
- C. SHEDS - CONTRACTOR SHALL PROVIDE ALL NECESSARY SHEDS, TARPAULINS AND OTHER SHELTER FOR THE STORING AND PROTECTION OF TOOLS AND MATERIALS.

STORING AND PROTECTION OF TOOLS AND MATERIALS THAT ARE TO BE KEPT IN AN AREA THAT HAS BEEN PRE-APPROVED BY THE ASSOCIATION.

### **INSPECTION**

THE ASSOCIATION REPRESENTATIVE SHALL AT ALL TIMES HAVE ACCESS TO THE WORK AND THE CONTRACTOR SHALL PROVIDE ALL REASONABLE FACILITIES FOR SUCH ACCESS AND FOR INSPECTION AND FOR OBTAINING FULL INFORMATION RESPECTING THE PROGRESS OF THE WORK.

### **OWNER'S SUPERVISION**

ALL WORK HEREUNDER SHALL BE EXECUTED IN A THOROUGH AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE ASSOCIATION AGENT, AND THE MATERIALS USED SHALL COMPLY WITH THE SPECIFICATIONS AND BE ACCEPTABLE TO THE ASSOCIATION AGENT. WORK SHALL BE COMMENCED AT SUCH TIME AND AT SUCH POINTS AS MAY BE APPROVED BY THE ASSOCIATION AGENT, AND SHALL BE CARRIED ON DILIGENTLY, AND WITHOUT UNNECESSARY OR UNREASONABLE DELAY.

### **CONTRACTORS SUPERVISION**

THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG HIS EMPLOYEES, AND SHALL NOT EMPLOY ON THE WORK SITE ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE WORK ASSIGNED TO HIM. ANY SUPERINTENDENT, FOREMAN, LABORER OR OTHER PERSON EMPLOYED ON THE WORK SITE BY THE CONTRACTOR, WHO FAILS OR REFUSES TO PERFORM THE WORK IN THE MANNER SPECIFIED HEREIN, SHALL NOT AGAIN BE EMPLOYED ON THE WORK SITE.

### **PERMITS AND LICENSES**

THE CONTRACTOR, AT HIS EXPENSE, SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES OF OR THE PERFORMANCE OF THE WORK, GIVE ALL NECESSARY NOTICES, PAY ALL FEES REQUIRED BY LAW AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS RELATING TO THE WORK AND TO THE PRESERVATION OF PUBLIC HEALTH AND SAFETY. ANY CONTRACTOR USING THE COMMON AREA TO DO REPAIRS TO AN OWNER'S UNIT MUST BE A LICENSED CONTRACTOR WITH THE STATE OF CALIFORNIA.

### **SAFETY REQUIREMENTS**

THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE INDUSTRIAL ACCIDENT COMMISSION OF THE STATE OF CALIFORNIA RELATING TO THE WORK BEING DONE, AND SHALL PROMPTLY PROVIDE THE SAFETY, SANITARY AND MEDICAL FACILITIES AS MAY BE REQUIRED BY PROPERLY CONSTITUTED AUTHORITIES OF THE STATE OF CALIFORNIA.

### **CONTRACTOR'S LIABILITY INSURANCE**

THE CONTRACTOR AGREES TO CARRY WORKERS COMPENSATION INSURANCE MINIMUM LIMIT OF 1,000,000.00, GENERAL LIABILITY INSURANCE WITH MINIMUM COMBINED SINGLE LIMIT COVERAGES OF 1,000,000.00 AND AUTOMOBILE LIABILITY INSURANCE WITH MINIMUM COMBINED SINGLE LIMIT COVERAGES OF \$300,000.00 INCLUSIVE OF ANY AUTO, NON-OWNED AND HIRED AUTO, COVERAGE TO MAINTAIN THE RESIDENTS OF OLD WORLD HOMEOWNERS ASSOCIATION AS NAMED INSURED UNDER SAID COVERAGE FOR THE PURPOSES OF THE WORK TO BE DONE, AND TO PROVIDE A CERTIFICATE OF SAID INSURANCE. SAID CERTIFICATE SHALL CARRY ON THE FACE THEREOF A PROVISION THAT OLD WORLD HOMEOWNERS ASSOCIATION SHALL BE GIVEN NOTICE AT LEAST THIRTY (30) DAYS PRIOR TO ANY MODIFICATION OF THE COVERAGE OR TERMINATION OF COVERAGE.

## HOLD HARMLESS PROVISION

ALL WORK DONE ON THE PREMISES OR IN CONNECTION WITH THE PROSECUTION OF THIS CONTRACT BY THE CONTRACTOR SHALL BE AT CONTRACTOR'S RISK AND THE CONTRACTOR SHALL ASSUME ALL LIABILITY AND WILL HOLD HARMLESS THE ASSOCIATION AND / OR ANY OTHER PERSON, FIRM, CORPORATION OR ORGANIZATION FOR WHOM SUCH CONTRACT WORK IS BEING PERFORMED, THEIR AGENTS, SERVANTS, OR EMPLOYEES, OR FROM ALL CLAIMS OR DEMANDS, COSTS, EXPENSES, LOSSES OR DAMAGE ON ACCOUNT OF BODILY INJURY, SICKNESS OR DISEASE, INCLUDING DEATH OF EMPLOYEES OF THE CONTRACTOR OR ANY OTHER PERSON, OR DAMAGE TO PROPERTY INCLUDING THE LOSS OR USE THEREOF SUFFERED BY EMPLOYEES OF THE CONTRACTOR OR OF ANY PERSON ARISING OUT OF THE PERFORMANCE OF THIS CONTRACT, WHETHER SUCH ARE BASED ON NEGLIGENCE OF THE OWNER AND / OR ANY OTHER PERSON'S FIRM, CORPORATION OR ORGANIZATION FOR WHOM SUCH CONTRACT WORK IS BEING PERFORMED, THEIR AGENTS, EMPLOYEES OR OTHERWISE.

## CLEANING UP

THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK, AND AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE PREMISES AND ALL TOOLS, EQUIPMENT, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE IT IN "BROOM CLEAN" CONDITION OR ITS EQUIVALENT. IN ADDITION TO THESE REQUIREMENTS, PROPER TARPING MUST BE USED TO STOP OVERSPRAY, DRIPS AND SPILLS FROM CAUSING UNDUE DAMAGE AND CREATING AN UNSIGHTLY APPEARANCE.

## EMERGENCY INFORMATION

THE NAMES, ADDRESSES AND TELEPHONE NUMBERS OF THE CONTRACTOR AND SUBCONTRACTORS, OR THEIR REPRESENTATIVES, SHALL BE FILED WITH THE MANAGEMENT COMPANY PRIOR TO BEGINNING WORK.

## TREE & PLANT PROTECTION

ALL TREES AND/OR PLANT MATERIALS EXISTING ON THE PROJECT SITE THAT ARE NOT LABELED ON THE DRAWINGS FOR REMOVAL MUST BE PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PROCESS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE WHATEVER PROTECTIVE MEASURES THAT ARE NECESSARY TO INSURE THE SAFETY OF THE VEGETATION.

## RESPONSIBILITY

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PROPERTY INCLUDING BUT NOT LIMITED TO PLANTS, SHRUBS, SIDEWALKS AND STRUCTURES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REPLACEMENT, REPAIR AND RESTORATION OF AN PROPERTY DAMAGED TO THE ASSOCIATIONS SATISFACTION AT NO ADDITIONAL COST TO THE ASSOCIATION.