

**MERIDIAN ON SAND KEY OWNER'S ASSOCIATION, INC.**  
**MAJOR RENOVATION OF UNIT**  
**ADDENDUM TO ALTERATION APPROVAL REQUEST FORM**

For purposes of clarification within this Addendum, "Association" shall be deemed as Meridian on Sand Key Owner's Association, Inc.; "Approval" shall be deemed as written approval by the Association; "Project" shall be deemed the entirety of all alterations or renovations to said Condominium Unit under the applicable Alteration Approval Request and Major Renovation of Unit Addendum to Alteration Approval Request; "Work" shall be deemed as any and all work done on the project until final completion.

Reference the Renovation Project (the "Project") Between:

Contractor (name of Company holding applicable License): \_\_\_\_\_

and Owner(s): \_\_\_\_\_

for the Project located within Unit# \_\_\_\_\_, Meridian on Sand Key Condominium, 1200 Gulf Blvd, Clearwater Beach, FL 33767 ("Site").

Contractor's Business Address: \_\_\_\_\_

Project/Site Manager: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_@\_\_\_\_\_

E-mail 2: \_\_\_\_\_@\_\_\_\_\_

Business License or Contractor's License #'s (all applicable): \_\_\_\_\_

Owner(s) Address (other than project site): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_@\_\_\_\_\_

E-mail 2: \_\_\_\_\_@\_\_\_\_\_

**Description of Work**

The Contractor agrees that Contractor or Project/Site Manager or others as have been identified in writing to the Association and the Meridian Manager will supervise all work necessary to complete the Project as described herein and comply fully with the requirements of the Association as detailed in the **Alteration Approval Request Form**, the **Addendum for Major Renovation of Unit**, and the **Agreement & Rules for Contractors and Owners**.

The Project is described as follows: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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### Permits

All permits that are necessary and required by the City of Clearwater, Florida for the Project will be obtained by Contractor or Owner and copies provided to the Meridian Manager before work begins. All permits must also be posted on the front door to the unit. Permits for the project will be paid for by the Owner or the Contractor.

### Sub-trades and Workers ("Workers")

A complete list of all workers seeking entrance onto the Meridian property and their expected dates of entry into the unit will be provided in advance to the Meridian Manager. For any worker who subsequently becomes unavailable for the work, Contractor will provide a suitable replacement for approval by Association or management prior to the replacement commencing work in the building.

Nothing contained in these Documents is intended to, nor shall it, create any contractual relationship between the Meridian and those working for the Contractor on the Project.

### Timing

Work expected to commence on or before: \_\_\_\_\_ with

Substantial Completion anticipated on or before: \_\_\_\_\_ and

Full Completion on or before (date): \_\_\_\_\_.

Substantial Completion is deemed to be that point at which the Work has been completed to such point where it has passed applicable inspections and is ready for occupancy.

All time limits stated in this Addendum are *of the essence*. Notwithstanding the foregoing, any delay in Substantial Completion or Full Completion of the Work in accordance with the Timing as proposed above is discouraged as the impact on other residents within Meridian cannot be overstated. Contractor shall use due diligence to complete the work in a timely manner. If a delay occurs or is anticipated, Contractor and Owner will provide in writing to Meridian Manager the nature of the delay along with a new schedule of Project completion dates.

### Standards of Work

Contractor agrees to undertake all Work diligently in a good and workmanlike manner in accordance with good quality residential standards and practices, in compliance with all applicable building codes of all other authorities having jurisdiction, and in compliance with the **Agreement & Rules for Contractors and Owners** as provided by the Association.

The Owner and the Contractor agree to keep inconveniences to the residents of Meridian to a reasonable minimum.

The Owner and Contractor agree to take every step reasonable to provide a work area free of obstructions and to remove all construction and other debris in the manner as required under the Rules for Contractors.

Upon the completion of the project, the Contractor shall remove all equipment, materials, rubbish, and similar material incidental to the project as per the Rules for Contractors.

The Contractor and the Owner shall be responsible for ALL damage to the Meridian Common Areas as per the rules for Contractors caused by Contractor, Project Supervisor, Contractor's sub-trades, Owner, or anyone acting on behalf of Contractor during the course of the Project whether or not that person has been formally Approved by Association. This obligation shall survive the Full Completion of the Project if it is determined that damage caused by Contractor or others as delineated above exceeded Contractors Approval for the Work completed.

**Revisions, Additions, and Omissions**

All Revisions or Additions to the Project following Approval are to be immediately documented on a **Change Order Form** and submitted to Association for approval PRIOR to Contractor or his representatives moving forward with said revisions or additions.

Any additional work required due to Project Site conditions known to the Owner and not disclosed to the Contractor, or which could not be reasonably anticipated by Contractor, must be submitted in writing and Approved by Association either pre-demolition or pre-construction, whichever is applicable.

Omissions by the Contractor or Owner in this Addendum and/or any work commenced in variance to the Project as described herein and approved by the Association shall be considered a violation of the requirements for Approval on the Project and will result in an immediate denial of access to Contractor or his representatives until such time as an Approval to continue is given by the Association.

**Insurance**

Prior to commencing the Work, the Contractor agrees to provide, maintain, and pay for insurance during the time the Work is being performed, including commercial general liability in the minimum amount of \$1,000,000 against claims for damages for personal injury or property damage by reason of anything done or not done by the Contractor, its employees or agents, or sub-trades, in connection with the performance of the Project. The Contractor is responsible for all materials and equipment brought on site, for all damage caused during ingress or egress to the Meridian with said equipment, and the proper disposal of all debris as required in the Rules for Contractors.

**Compliance with Workers Compensation and Other Laws**

The Contractor agrees to provide to the Meridian Manager evidence of Worker's Compensation Insurance coverage for the Contractor and Sub-trades. The Contractor also agrees to comply with all laws, ordinances, rules, regulations, codes, and orders in force during the performance of the Contract, which relate to the preservation of public health or construction safety.

_____	_____	_____
Owner	Date	Witness
_____	_____	_____
Owner	Date	Witness
_____	_____	_____
Contractor	Date	Witness



