

All Construction, Remodeling and Repairs  
Made at the Imperial House of Venice

Owners must supply the Application for Alterations (Attachment D) complying with its provisions, before commencing all remodeling, alteration, repair, replacement or improvement work on their Unit. If not received and approved by the BOD, the owner and contractors will be ordered to stop work until owner provides the proper application and it is approved. Non-emergency construction, remodeling, alteration, or improvement work may only be performed in any Unit between May 1 and December 1. In the event of an emergency, the Unit owner shall provide the Application and notify the management company and the BOD, providing reasonable proof that emergency work is necessary, and secure a written waiver from this rule. Work may only be performed Monday through Friday, between the hours of 8 am and 5 pm, except in the event of an emergency or other exceptional circumstances approved by the BOD. No construction debris, appliances, etc. may be placed in the dumpster or trash room, and must be removed from the premises daily and disposed of offsite. The written submission of the Application for Alteration (Attachment D) should be submitted to the management company at least 30 days prior to the commencement of any project for approval by the BOD for all proposed work, and for emergency work for building continuity. No sawing or storage of construction materials is allowed on walkways or stairwells. If sawing cannot be done inside of the unit it must be done on the south lawn area. For replacement of entry doors, lanai sliders and screens, hurricane shutters, screen or storm doors and for all windows, the unit owner must supply the Application for Alterations with specific details of the replacement item so that it matches the existing materials for exterior continuity of the Imperial House for BOD approval. All electrical work, HVAC and plumbing work in all units must be done by a licensed contractor in that specialty and comply with current building code. It is the unit owner's responsibility to make certain their hired contractors meet the required criteria and follow all requirements herein.