



**Canton Lofts Homeowners' Association**  
c/o Majestic Reality Service, Inc  
16901 Dallas Parkway, Suite 230, Addison, Texas 75001  
for 2220 Canton Street, Dallas, Texas 75201  
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## **2220 CANTON LOFTS CONTRACTORS' AGREEMENT**

The following are the terms and conditions for Vendor Service/Contractor access to 2220 Canton Lofts at 2220 Canton Street, Dallas, Texas 75201.

### **Construction hours**

\_\_\_\_\_  
(Initials)  
Construction, remodeling and redecorating work may only be done during the regular workweek. Crews will be given access to the building between 8 a.m. and 5 p.m., M-F, except holidays and weekends. **Crews will be permitted to work after 5 p.m. only with the expressed permission of the Board (usually, only in cases of emergency.)** Working after 5 p.m. represents a security risk to the building and will not be tolerated. ALL CREW MEMBERS MUST REGISTER WITH THE FRONT DESK each day upon entering and exiting.

- A fine of \$50 per occurrence will be assessed if the crew does not leave by 5 p.m.

### **Construction material**

\_\_\_\_\_  
(Initials)  
Construction and remodeling materials may affect the safety, building integrity and noise control. All materials must be approved by the Board when registering the project and prior to use or installation. The owner must receive the approval from the Board prior to transporting the materials into the building. This applies to homeowners and residents as well for do-it-yourself projects, as well as materials brought in by contractors and workmen. Materials which do not comply with all regulations will not be allowed into the building.

- Should any work be completed with non-compliant materials or without the required materials, a fine of \$100 per day will be issued until such time as compliance is achieved.

### **Electrical, Plumbing and Fire Sprinkler Work**

\_\_\_\_\_  
(Initials)  
Electrical and plumbing work may affect the integrity and safety of the building and must comply with City and fire regulations. Therefore, licensed workmen must do all such work. The front desk carries a list of several workmen who are familiar with, and have worked in the building in the past. Homeowners and residents are prohibited from doing such work unless they provide Management with proof of licensing. No warning will be given.

- A fine of \$100 per day will be assessed and will continue until such time compliance is achieved. A bonded professional must perform ALL sprinkler work. The entire building sprinkler system may need to be shut off for a brief period of time; this should be coordinated with the front desk staff.

### **Wood, tile and flooring**

\_\_\_\_\_  
(Initials)  
No solvents or combustible substances are to be stored in the unit under construction. **Fumes created by the application of flooring materials should be dispersed with the windows open and a seal in place beneath the hallway door to minimize fumes in the hallways.**

- A fine of \$100 will be assessed per occurrence.

### **General Guidelines/Requirements**

\_\_\_\_\_  
(Initials)

- No gas or diesel-operated hand tools or generators in units;
- No flammable solvents stored in units unattended;
- All tile work or demolition in bathrooms will require coverings of drains involved;
- Any demolition of walls involving water lines in those walls require approval from the Board;
- No dumping of construction waste down the trash chutes. Standard trash MUST be hauled to the dumpster in the back lot via the freight elevator only, no building materials apply;
- No modification of the exterior building is permitted;
- Construction crews are not authorized to use common areas (including but not limited to hallways, loading dock or parking lots) for prep work (i.e. storage of equipment, power sources, cutting of tile/wood/trim);
- Construction vehicles are not authorized to park inside the gates of the back lot or storage.

# 2220 CANTON LOFTS CONTRACTORS' AGREEMENT

## Insurance Requirements

(Initials)

All contractors must have liability insurance and present an original Certificate of Insurance certifying coverage clearly reflected under the name they are invoicing, as must state 2220 Canton Homeowners Association as Additional Insured, as well as Certificate Holder.

- Policy expiration date required and must be valid
- Minimum coverage:
  1. General liability and Workmen's Comp of \$500,000
  2. Bodily injury and statutory of \$500,000 per occurrence

If a Certificate of Insurance expires, it is the sole responsibility of the contractor to provide the Board with current proof.

- Failure to meet the above-referenced requirements will result in \$100 per day to the unit owner.

## Building materials and refuse removal

(Initials)

All contractors must remove leftover materials and refuse from the property. Building materials and refuse are not to be placed in the 2220 Canton Lofts compactor, or in the Recyclables trash container. Placing Building materials and refuse within the community trash compactor may damage the compactor, which will result in repair charges being billed back to the owner(s) as well as fine's being levied. Major building renovations may require that the contractor make arrangements for a separate "roll-off" trash receptacle / container. Advance "written" permission for placement of such container will be required from the Managing Agent for the building, (i.e. Majestic Realty Services, Inc.) prior to the drop off of the receptacle at the community.

## Homeowner:

Homeowner shall bear all responsibility for the adequacy and accuracy of service rendered and documents prepared pursuant to this Agreement, notwithstanding review, payment for fines, or approval of any work performed or services rendered.

\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner's Printed Name

\_\_\_\_\_  
Project Start Date

\_\_\_\_\_  
Project End Date

## Contractor:

All services, to be rendered by contractor under this Agreement shall be performed in accordance with the usual and customary standards of professional practice in the area of the project.

\_\_\_\_\_  
Project Manager's Signature

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Manager's Printed Name

\_\_\_\_\_  
Corporate Phone Number

\_\_\_\_\_  
Mobile Phone Number

## Property Manager:

\_\_\_\_\_  
Property Manager's Approval

\_\_\_\_\_  
Corporate Phone Number

\_\_\_\_\_  
Mobile Phone Number