



1090 SOUTH COLLIER BOULEVARD
MARCO ISLAND, FLORIDA 34145
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WWW.SHIPPSLANDINGCONDO.COM

Association Construction Limits

Restricted Period for Unit Modifications and Renovations

Purpose

To reduce noise, disruption, and inconvenience to residents during peak occupancy season at Shipp's Landing.

Restricted Renovation Period

The restricted period for remodeling, renovations, and unit modifications shall be **December 15 through April 15** of each calendar year.

Prohibited Activities During Restricted Period

During the restricted period, the following activities are strictly prohibited within any unit:

- Removal or installation of tile, flooring, or any other hard-surface flooring.
- Removal, installation, or replacement of showers, tubs, or plumbing fixtures that requires demolition or wall penetration.
- Cutting, drilling, or coring into concrete floors, ceilings, walls, or structural components at any time.
- Any construction or renovation work that creates substantial noise, vibration, or dust, including but not limited to demolition, drilling, or sawing.

Extensions Due to Hurricane Events

Extensions to approved renovation timelines **may be granted** in the event a **named hurricane or tropical storm** occurs during the hurricane season and results in delays beyond the control of the unit owner or contractor.

- Any extension shall be limited to the duration of the delay directly attributable to the storm event.
- Requests for extensions must be submitted to Management as soon as reasonably practicable and are subject to Board or Management approval.

Penalties for Non-Compliance

- If prohibited work commences on or after December 15, a fine of **\$50 per day** shall be assessed to the unit owner for the first ten (10) days.
- Beginning on the eleventh (11th) day, the fine shall increase to **\$100 per day** until the violation ceases and compliance is achieved.
- Fines are in addition to any costs incurred by the Association related to enforcement, inspections, corrective action, or damage to common elements.

Emergency Repairs Exception

In the event of an emergency during the restricted period requiring immediate action (including but not limited to plumbing failures, water intrusion, or safety hazards):

- The unit owner must notify Management and/or the Board of Directors as soon as reasonably possible.
- With Board or Management approval, emergency repairs necessary to prevent further damage may proceed.
- A unit owner retains the right to make emergency repairs required to protect their unit and the common elements; however, all work must be limited strictly to addressing the emergency condition.

Enforcement

Failure to comply with this policy may result in:

- Daily fines as outlined above



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- Immediate suspension of work
- Additional enforcement action as permitted under the Association's governing documents and Florida law

Effective Date

This rule shall become effective upon approval by the Board of Directors of Shipp's Landing.