



On Contractor Regulations

1. These regulations apply to all contractors and workmen of any type who are hired either by La Jolla homeowners, managers representing homeowners, architects or others who have been employed by homeowners or their managers or by the staff of La Jolla. These collectively will be referred to herein as "Contractors"
2. In order for a Contractor to be permitted to perform work anywhere in the La Jolla Cluster I area including the condominiums and the common areas of Cluster I, said Contractor must sign a register indicating that the Contractor agrees to abide by these Regulations. Contractors that have agreed to these regulations, who have not violated them, and who have not engendered a negative reputation concerning their workmanship and dealings with La Jolla homeowners and staff will be put on a list of La Jolla Preferred Contractors to be maintained at the La Jolla office and placed on the La Jolla webpage.
3. For each job, whether formally contracted or not, prior to commencing the job, the Contractor must register at the office, specifying the particulars of the job including:
 - a. A description of the work to be done and the area or unit(s) involved
 - b. Who contracted the job and on behalf of whom
 - c. When the job is to start and when it is scheduled to be completed
 - d. The times of day the workmen will be working
 - e. The number of workmen expected to be on the job
 - f. Parking requirements
 - g. Other pertinent information depending on the nature of the work
4. The contractor must get the written permission of the Administrator or his designee prior to commencing the job. The administrator will give his permission subject to:
 - a. The Contractor registering and agreeing to abide by these regulations.
 - b. The owner having paid whatever deposits, if any, are required in advance of the Contractor initiating the work.
 - c. The work being in accordance with the architecture and décor of La Jolla.
 - d. The dates and times of the job are not contrary to what is permitted in these regulations.
5. The Administrator will inform the La Jolla guard force of the particulars of the Contractor's job so that the guard force can monitor whether the implementation of the job remains within these Regulations. Contractors who work in La Jolla in violation of these Regulations will be evicted by the Administrator. Acts of violence or theft committed by any of the work crew will immediately be reported to the police.
6. Except for emergency situations, contracted as well as non-contracted work that can be disturbing to the other La Jolla residents are not permitted except for the period from May 1 to October 31 of any given year. During the permitted

period the time of the day during which said disturbances are allowed is from 7AM to 7 PM.

7. Emergency situations requiring immediate attention are to be registered with the Administrator as soon as is possible.
8. Should emergency situations occur requiring noise-disturbing activities of the responding work force, the immediate neighbors are to be notified by the person in charge or his designee and apprised of the nature of the emergency and the expected duration of the disturbance period.
9. When the work involves workmen being on a roof-tiled surface, it must be done in such a way as not to damage the tiles or the sub-surfaces of the roof. Expenses resulting from damages to the tile or roof caused by the workmen will be charged to the homeowner.
10. When work involves shutting off electricity or water to neighboring units, the residents of these units must be notified 24 hours in advance and informed of the expected duration of the outage.
11. Trash and other construction debris are to be hauled away by the Contractor within 24 hours.
12. Under no circumstances may construction debris be washed down any drain within the condo complex. Expenses for repairing said damage to the water or sewage system will be charged to the homeowner.
13. Any modification of the integrity of existing walls must be approved by the Administrator and must have the approval of a structural engineer of La Jolla's choosing prior to commencing with any work on the project. For projects incorporating structural modifications a deposit of \$7,500 or 15% of the project's contracted amount, whichever is the lesser, must be made by the condominium owner with the Administrator to be returned (less costs to the HOA for inspections and repairs) upon satisfactory termination of the project.
14. Vehicles used by contractors or their employees must be registered at the HOA office and display a contractor-parking permit prominently in their front windshield in order to park on premises.