



CONSTRUCTION GUIDELINES AND PROCEDURES

INTRODUCTION

As provided in the Covenants, Conditions and Restrictions (CC&R's), Article VII, Section 7.12 for Four Turnberry Place Condominium Association (Association), a Construction Review Committee (CRC) has been established with the right and duty to utilize reasonable standards against which to examine any request made pursuant to the CC&R's. The intent of the CRC is to provide regulation and guidance for interior improvements that maintain the quality of construction and conform to safety and welfare standards as promulgated by The Board of Directors and Clark County construction regulatory agencies (Building, Fire, Engineering, etc.). The CRC will not opine on design or decoration so long as they conform to the construction standards, and comply with the exterior aesthetic requirements defined in the CC&R's. No exterior construction or modification is allowed to be undertaken by the condominium owner. The CRC's approval does not mean that any technical, architectural, engineering or other professional review has been superseded. The CRC's role is to ensure conformity to the CC&R's and not to replace the approvals or reviews of any governmental authorities.

To assist property owners in the Construction review process, on behalf of the Association, the Board of Directors has developed and adopted Construction Guidelines and Procedures, and a Construction Application, as provided in the CC&R's.

Prior to the commencement of work to construct or alter interior improvements within the condominium, owners must submit a Construction Application to the CRC, or its designated representative, for review and approval by the CRC. The Construction Application must be accompanied by two copies of the plans and specifications (including permits, if available at the time of application) and Neighbor Awareness form(s) (if the proposed improvements will impact any of the adjacent neighbors). The CRC will evaluate plans and specifications and will

consider the neighbors' comments and/or concerns. The authority to approve or disapprove the improvement request is solely the responsibility of the CRC.

A copy of the Construction Application is attached. Additional forms may be obtained from the Association's property management company.

Failure to submit completed plans to the CRC for review and approval prior to beginning construction, or failure to complete improvements according to the approved plans and in compliance with governing codes, are violations of the CC&R's. Construction or installation of improvements may not commence until the CRC has granted written approval. The installation or construction of improvements that have not been approved is a violation of the CC&R's and subject to action by the Board of Directors.

GENERAL GUIDELINES

1. Any condition or construction material not specifically defined herein shall become a matter for consideration and determination of the CRC.
2. CRC has 30 days to approve or disapprove the application. If the CRC fails to respond within 30 days, the item is deemed disapproved.
3. Approval by the CRC does not constitute waiver of any requirements by applicable governmental agencies.
4. CRC approval does not constitute acceptance of any technical or engineering specifications or governmental requirements. The function of the CRC is to review each submittal for conformity to the intent and provisions of the CC&R's.
5. Approval of plans is not an authorization to proceed with improvements on any condominium other than the applicant's.
6. Approval of plans is not an authorization to proceed without all proper building permits required by local codes and regulations.
7. Any oversight or omission of the CRC regarding CC&R's or the Guidelines does not constitute a waiver of requirements contained in the CC&R's or the Guidelines.
8. Access to the unit during construction must be done via the service elevators. All Contractors must have their current business license and insurance on file with the Management office before working in the Tower. Contractors must check in at the shipping and receiving (S&R) office and obtain a badge from the S&R officer prior to the commencement of work. Workers found without badges will be escorted off the property immediately. Streets may not be blocked with equipment or building material for any reason.

9. In the event construction requires use of common area elements, the applicant must first obtain written permission from the Board of Directors to use common area elements.
10. All work must be done in a manner consistent with the Standards of Construction, the CC&R's and all applicable building codes.
11. **If an owner is not going to perform any type of demolition to the inside of the unit, then the owner does not have to complete the CRC process. However, if the unit owner is going to do more than just paint and install sub-floor soundproofing* and flooring inside their unit, then the unit owner MUST complete the CRC process.**

***Though not governed by this review, sound proofing must installed according to the specifications outlined in the Standards of Construction and the installer must submit a signed certification form as contained in the Standards of Construction.**

SEWER SYSTEM

Each owner is responsible for not interfering with the established sewer system of the Tower. Workers are not permitted to throw or pour Construction material down any drains (including cleaning of their tools) within the unit, the common area or anywhere within the building. If it is determined that construction materials penetrated the drainage system and the Applicant's unit was the cause of a back up in the sewer system or any damage to the sewer system, then all costs associated with the repair of the sewer system will be charged to the Applicant.

Permits

It is the sole responsibility of the owner/Applicant and their contractor to obtain all required permits for any interior build-out to the unit. These permits must be submitted to the CRC along with plans, specifications and drawings for the interior construction of the unit.

Decks and Balconies

1. Owners will be responsible for water proofing the decks and balconies of their unit prior to installing flooring. Any water damage resulting from inadequate water proofing of decks and balconies will be the responsibility of the respective owner.

Window Tinting

1. Window tinting may void the warranty on original windows as is not allowed without specific written approval of CRC.
2. Mirror or reflective finishes, including tin foil, are prohibited.
3. The Management office has samples of allowable window films.

AMENDMENTS TO THE CONSTRUCTION GUIDELINES

The Construction Guidelines and Procedures may be modified from time to time pursuant to the following criteria:

1. Any owner may submit to the Board of Directors recommendations for changes to the Construction Guidelines and Procedures.
2. Any amendment must be approved by the Board of Directors.
3. All amendments will become effective upon adoption by the Board of Directors, but shall not be retroactive.
4. In the event there is a conflict between the Construction Guidelines and Procedures and the CC&R's, the CC&R's shall prevail.

NON LIABILITY FOR APPROVAL OF PLANS

CRC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or any governmental agency regulations or restrictions. The CRC shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the CRC, the members of CRC, the members of the Association, nor any member of the Board of Directors, assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. As provided in the CC&R's, neither the CRC, any member of the CRC, any member of the Association or the Board shall be liable to any member, owner, occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work, whether or not pursuant to the approved plans, drawings or specifications.



Four Turnberry Place

CONSTRUCTION APPLICATION

DATE: _____ RECEIVED BY CRC: _____

NAME: _____

HOME PHONE: _____

WORK PHONE: _____

CELL PHONE: _____

UNIT NUMBER: _____

EMAIL: _____

In support of this application, the following required items **must** be submitted:

- Two copies of plans and specifications
- Show existing improvements, submit permits
- A Neighbor Awareness Form (required only if requested improvements impact adjoining/adjacent neighbors to include noise from jackhammering and demolition)

If application is incomplete, the CRC will notify the applicant as to the needed documents or information and the application will not be further considered until receipt of these materials or information.

Homeowner's Signature: _____

Printed Name: _____

Date: _____

Please submit original application and one copy to:

Management Office

2777 Paradise Road, Las Vegas, NV 89109

Phone: (702) 732.7028 Fax: (702) 732.7026

FOR CONSTRUCTION COMMITTEE USE ONLY

Action taken by Construction Review Committee:

- APPROVED (The request submitted is approved.)
- APPROVED AS NOTED (The request submitted is approved subject to the notations.)
- DISAPPROVED (The entire request is not approved and must be resubmitted.)

Comments:

Signature of CRC member: _____

Date: _____

This approval does not relieve the Owner from CC&R requirements nor does it constitute approval as to compliance with applicable State, County, or City Ordinances or requirements. Owner may also need to acquire building permits and/or approval from the City or County for permission to encroach within City or County easements. Approval is not to be considered authorization to change the drainage as installed by the developer and approved by the City or County.



Four Turnberry Place

**CONSTRUCTION APPLICATION
NEIGHBOR AWARENESS FORM**

NEIGHBOR'S NAME: _____

ADDRESS: _____

PHONE NUMBER(S): _____

*I have reviewed the plans and specifications for my neighbors proposed improvements.
My comments are noted below. (Check one)*

No, I do not have any concerns about the proposed improvements impacting my unit.

Yes, I have the following concerns regarding impact on my unit:

SIGNATURE: _____

PRINTED NAME: _____

DATE: _____

**This form is required only if requested improvements
impact adjoining/adjacent neighbors.**



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