



REMODELING IN APARTMENTS

Stated below is a brief overview of the **Rules & Regulations** regarding **Remodeling**.

All contractors working in apartments must provide the apartment owner with a Certificate of Insurance to include, but not limited to, public liability and property damage. The



certificate of Insurance should name the apartment owner, the Association and its directors as additional insured. The apartment owner must provide a copy of the Certificate of Insurance to the Property

Manager.

Contractors employed by the apartment owner cannot use the balcony, hallways, common elements or loading dock areas to perform any work.

Architectural Committee and Board of Director approval is required for any major renovation. This includes work such as installation of hard flooring surfaces, modification of plumbing, electrical, mechanical and/or structural systems. Management needs to know exactly what will be done and when it will be done. The owner must permit inspection of the apartment by a representative of the Management Office at any time during construction, and upon completion.

For complete Rules & Regulations please refer to the **Contractor Guidelines** document (**Exhibit A**) and provide a copy to all contractors and trades people before construction can begin.

FIRE ALARM SYSTEM

If there happens to be a fire, smoke, or a faulty smoke detector in the hallway, the alarm will sound on that floor, one floor below, and two floors above. If the smoke or fire spreads, the alarm will sound on two floors above that affected area. The Sarasota Fire Safety Inspector has advised that once the **"All Clear"** has been acknowledged by the firemen, we may announce the same to residents on the affected floors. Our staff has been instructed on the use of the microphone in the fire command room.



IS YOUR UNIT OCCUPIED?

If you are away for any length of time, make sure you turn the safety lever to the "off" position on the washer water supply. If one of the hoses should break, it may flood your apartment and others.

There are instructions on the washer lid that suggest you replace your hoses after five years. We are approaching the building's fifth anniversary this coming spring.

CAR COVERS

A Friendly Reminder

If you cover your vehicle with a car cover, it is a good idea to attach one or more ropes that secure the cover by going under the vehicle. The winds can become very strong and your cover may blow away. Unfortunately, our staff cannot reinstall the cover for you because of liability concerns.

RENAISSANCE TIMES

RENAISSANCE DEMOGRAPHICS

The percentage of *owner-occupied* versus *tenant-occupied* apartments in a condominium can be of interest to mortgage lenders and to individuals who are considering the purchase of an apartment.

Below are the *Renaissance I* Demographics that were updated on September 6, 2005.

Full-time Owners: The Renaissance I is the primary residence of these owners.

90 (37%)

Part-time Owners: These owners have another primary or secondary residence, and occupy their Renaissance I apartment seasonally, or periodically. They might rent occasionally.

80 (33%)

Owners Who Lease: These owners lease their apartment to tenants who generally sign a one-year lease, but who may rent the apartment for shorter periods (but never less than two months).

69 (28%)

Sponsor Owners: These owners do not live in their apartment, but make it available for full-time occupancy by a sponsored resident.

5 (2%)

The Renaissance Demographics is just a small fraction of information that is included on our website. Be sure to visit the website soon at <http://RenCondo.homestead.com>. The website password is ll2 (lower case L's plus a 2).

US POST OFFICE

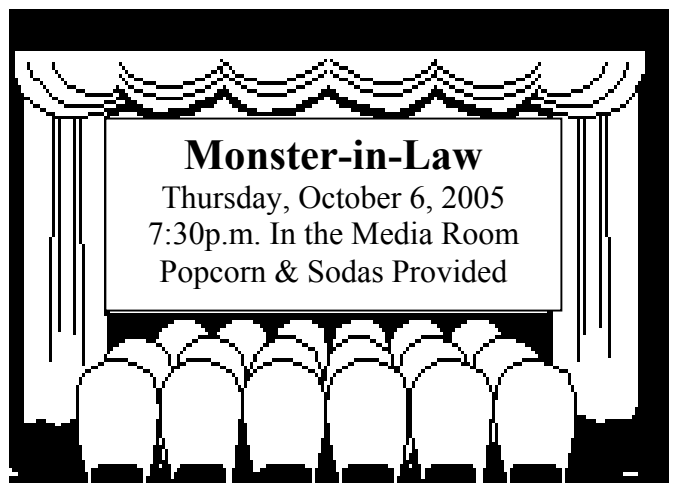


Our US postal letter carrier has asked us to remind residents that the letter carrier can only leave mail that you have not picked up from your (cont.)

US POST OFFICE (CONTINUED)

Renaissance post box for a **maximum of ten days**. Also, if you have just returned from out of town, be sure to pick up the card in your Renaissance post box so our carrier is aware that you are now in residence.

MOVIE NIGHT



**--She met the perfect man--
Then she met his mother!**

Charlie (Jennifer Lopez) thought she'd never find the man of her dreams until she meets Kevin (Michael Varitan). However poor Charlie is in for a shock when she finally meets his overly possessive mother, Viola (Jane Fonda). Determined to scare off her son's new fiancée, Viola hatches a scheme to become the world's worst mother-in-law! With the help of her loyal, wise-cracking assistant, Viola does everything she can to break up the happy couple. But when Charlie gets wise to her schemes and decides to fight back, a wild and hysterical battle of wits begin!

RENAISSANCE TIMES

HALLOWEEN EVENT



*Join us if you dare
for a Halloween scare!*

The Costume Party will be undertaken at 6:00 p.m. to 8:30pm on Saturday, October 29th at the final resting place of the

Renaissance Club Room. A cauldron full of refreshments will be available. Costumes are not required to join in the fun; however, there will be a prize for the best male and the best female costume. *Watch for the flyer—coming soon!*

UPCOMING EVENTS

- November 11** Annual Owner Meeting
Friday at 5:30pm
Bayfront Community Center
- December 3** Annual Holiday Decoration Party
Club Room
- January 1 '06** New Year's Day 2006 Brunch
Club Room

SERVICE CARTS

Service carts are provided for the convenience of residents to assist in moving groceries and other small items from the parking area to their apartments. One valet-type luggage cart is at the front desk, along with two smaller basket-type carts. Carts that are borrowed from the front desk area must be logged when they are borrowed and when they are returned.

For the convenience of residents coming in from the parking garage, there are two small basket-type carts in the second floor mailroom area and two on the third floor adjacent to the parking deck exit.

Service carts must be returned within 15 minutes to the same area where they were obtained.

RESERVING COMMON ROOMS

Holidays are approaching

If you are an owner or resident of the Renaissance, you can reserve Common Elements (Club Room, Conference Room, Multi Media Room, gas grill area) for the limited exclusive use by you and your guests. You will need to make a reservation with the management staff, the club room requires a signed reservation contract indicating you are aware of the usage rules and that you accept responsibility for any damage or rules violated. There is a \$100 security deposit to reserve the Club Room and/or catering kitchen. Outside guests **must** be pre-registered in order to be admitted.

Some dates may not be available for the exclusive use by residents and their guests. The Association reserves the right to hold these dates for events that are open to all residents: New Year's Eve, Superbowl Sunday, The 4th of July, Memorial Day Weekend, Labor Day Weekend, Thanksgiving Day, Christmas Eve and Christmas Day, Halloween, and the last weekend in November for the annual Renaissance I Decoration Party. **Some of these dates do not apply this year.**

Please check with the management staff to determine availability before planning any activity.

DRIVING TOO FAST?

Recently we have witnessed a number of vehicles *speeding* through the garage area and exiting the drives of the Renaissance. Driving with excessive speed places everyone at risk. This includes (but is not limited to) the residents, children, owners' pets', guests, service technicians, and government officials. **Please do not speed!**

RENAISSANCE TIMES



Contact Numbers	
Manager's Office	941.957.3957 (phone)
Manager's Fax	941.957.1256 (fax)
Manager's e-mail	RenCondo@comcast.net
Manager's Assistant	941.957.1125
Website	http://RenCondo.homestead.com
Website Password	ll2 (lower case L's plus a 2)
Resident fax (in the Business Center)	941.954.9964
Reception Desk	941.957.1956
Building Security	941.957.1956
Emergency	911