

**FORT POINT PLACE CONDOMINIUMS  
21 WORMWOOD STREET  
BOSTON, MA 02210**

**CONSTRUCTION GUIDELINES AND RULES AND REGULATIONS**

The following provision pertains to any addition and/or alteration within any Unit which may affect the structural integrity of the Condominium. Also, all contractors must be fully licensed and insured regardless of the work performed. This is to protect all unit owners and the common areas of the building.

In accordance with the Master Deed of the Fort Point Condominium, Section 9, Statement of Purpose; Restrictions on Use, it states:

(c) Unless otherwise permitted in writing executed by all of the Condominium Trustees pursuant to the provisions hereof:

(iii) “No Unit Owner shall make any addition, alteration or improvement in or to any Unit affecting the structural elements, mechanical systems or other common areas and facilities of the Condominium without prior written notice to the Trustees specifying the work to be performed in reasonable detail, and no such work shall be performed which in the Trustees reasonable judgement may affect the structural integrity or mechanical systems of the Condominium without prior written consent of the Trustees, which consent may contain such conditions, including without limitation restrictions as the manner of performing such work and requirements for insurance, which in the Trustees’ judgement are reasonable and necessary. All additions, alterations and improvements to any Unit (whether or not affecting the structural elements, mechanical systems or common area and facilities of the Condominium) shall be performed in a manner as not to unduly inconvenience or disturb the occupants of the Condominium.”

(d) “The architectural integrity of buildings shall be preserved without modification which shall include and insure, inter alia, that the roof and various cosmetics are the same color and texture, and to that end, without limiting the generality of the foregoing, no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any building or attached to or exhibited through a window of the building, and no painting or other decorating shall be done on any exterior part or surface of the building, unless the same shall have been approved by the Condominium Trustees in accordance with the provisions of the Condominium trust and shall conform to the conditions set forth in said Condominium Trust.”

**Before work can commence all necessary permits and approvals must be obtained and any work must comply with all code and laws. Each unit purchaser must receive approval from the ASG Security (877-227-3274) for any related fire life safety modifications.**

The following is for the protection of all unit owners and common areas:

1. All plans must comply with building codes of the City of Boston and State of Massachusetts. Safety standards are required as well as guidelines for proper application of materials, as is customary in the trade. Contractors will install all materials in a professional, workmanlike manner.
2. Appropriate building permits are required and it is the responsibility of the contractor and/or unit owner to provide copies of same to the Board of Managers.
3. All construction repairs must conform with the specific plans previously submitted to the Board of Managers and cannot deviate in any such way, shape, or form. If additional work is required or desired, the plans must be resubmitted to the Board of Managers for additional approval.
4. All work must be performed by licensed contractors and must comply with building codes. Prior to work commencing, a copy of the contractor's insurance certificate must be submitted. Also, the contractor must carry workers' compensation insurance. No work is allowed without this coverage.
5. The unit owner is fully responsible for any damage to common areas and is fully responsible and held liable if the proper permits are not obtained or if a violation should occur.
6. The individual unit owner is responsible to provide their contractor with a copy of these guidelines, the condominium's rules and regulations, and the name of the Management contact, Steve Andrews, Maintenance Manager, (617) 962-5217.
7. The elevators must be padded before any materials can be brought inside. All unit owners that allow the contractor to utilize the elevator without the pads are subject to an immediate fine. Please be sure that they clearly understand this requirement. The use of a crane to bring in heavy and oversized materials has proven very successful in eliminating damage to the common areas. Back stairs cannot be used as a storage or holding area. This is in violation of the fire department codes.

8. In order to respect surrounding neighbors, the hours of construction are set at 9:00 am - 4:00 p.m., Monday - Friday. No weekend or holiday construction is allowed.
9. All debris must be taken off the property and hauled away by the unit owner or contractor. Please note that you are not allowed to utilize the trash compactors or chute in any way. This rule also applies to old washers, dryers, and refrigerators. If there is debris found in or around the dumpster area or property, you will be charged accordingly.
10. A licensed contractor must perform any construction involving the water sprinklers and/or water systems. All costs associated with the need to have the fire protection sprinkler and/or alarm system on or off line are a unit owner expense. Approval must be obtained from the Management Company prior to the interruption of the domestic water and sprinkler service.
11. From time to time, the Board of Managers will specifically ask for samples of the materials to decide if they are within the approved scope of work and meet construction guidelines.
12. If selling a unit, the unit owner or agent representing the unit owner is responsible for forwarding a copy of these guidelines and rules prior to the sale. In addition, the prospective buyer is responsible to submit the plans according to the guidelines.
13. Upon completion of planned and approved construction, the unit must be inspected by the Managing Agent or by the Managing Board, as deemed necessary. Any variations from the approved plans will be noted and action will be taken to rectify the variations. The unit owner will be financially responsible for any changes required incurred in rectifying the variation.
14. The unit owner is fully responsible for any legal expenses incurred by the Managing Board necessary to maintain compliance of unit owners with the above rules.

**All plans must be sent to:    The Board of Managers  
Fort Point Place  
c/o Barkan Management Company  
24 Farnsworth Street  
Boston, MA 02210**

**If there are any questions regarding the Rules and Regulations for Construction within Units, please contact Barkan Management Company at 617-482-5500 and speak with Maria Palmieri, Property Manager**

**Thank you.**