



596 Aspen Way Drive, Innsbrook, MO 63390
636.928.3366 • www.innsbrook-resort.com

Contractor Requirements

In Consideration of Being Selected to Perform Work on Behalf of Innsbrook Owners Association Inc and its subsidiaries and affiliates (“Innsbrook”) the Contractor agrees to be bound and adhere to the following:

1. Certificates of Insurance: Any contractor performing work whereas a building permit is required must provide a valid certificate of insurance coverage to the Innsbrook Building Commissioner. Contractor shall have a certificate of insurance on file with Innsbrook, which will provide 30-day written notice of cancellation and will include the following coverages:

- a. Workers Compensation (Statutory Limits)
- b. Contractors Liability/Commercial General Liability
- c. Vehicle Liability
- d. Completed Operations
- e. Independent Contractors

Required minimum limits of coverage: \$1,000,000 bodily injury
\$500,000 property damage

The contractor shall include Innsbrook Owners Association Inc as an Additional Insured on the certificate of insurance with respect to Contractors Liability/Commercial General Liability.

2. Building Permit: Contractors shall obtain a building permit from the Innsbrook Building Commissioner if necessary, and shall make it available for inspection upon request.

3. Any changes made after building permit approval which involve site location, size of building or structure, or exterior appearance, shall be resubmitted to the building commissioner for re-approval. Failure to do so shall be cause for revocation of building permit. Contractors shall also have any required Village of Innsbrook and Fire District permits.

4. Site Clean-Up: Contractors are responsible for daily clean-up of debris, mud, rock, trash, etc. deposited on any roads or right-of-ways. Debris left on the construction site shall be deposited in suitable containers provided by the contractor. Contractors are responsible for any trash or debris originating from job site that may blow away or otherwise leave the site.

5. Removal of Debris: Contractors are solely responsible for the removal of all building materials, scrap, trash, debris, etc. and shall not use Innsbrook community dumpsters for disposal of any items. There shall be no burning on building sites.

6. No noise-producing implements, tools or machinery shall be allowed on weekdays before 7:00 a.m. or after 5:30 p.m., Saturday before 8:30 a.m. and after 4:30 p.m., NO WORK MAY BE PERFORMED ON SUNDAY and the following holidays, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

7. Contractors, their agents, vendors, suppliers and their employees and their families shall not avail themselves of the common elements (other than roads) or amenities of Innsbrook Resort, which are the exclusive properties of the Innsbrook Owners Association or any homeowners (lakes, fishing, swimming, beaches, etc.).

8. Solicitation and Fraternalization: Contractors and their employees are strictly forbidden to solicit or fraternize with any Innsbrook Resort property owner, homeowner, or their guests in any manner while on the premises. Contractors shall take the most direct route to and from the job site and the entrances to Innsbrook Resort. *Innsbrook Resort has privately owned roads and facilities.*

9. Blasting is not permitted except by specific approval which requires special insurance, precautions and notifications.

Violations and any failure to comply with any of these items shall be cause for revocation of the building permit and denial of access to Innsbrook Resort, including the use of any Innsbrook Resort road or right-of-way.

Innsbrook Project Site Address _____

_____ is an authorized representative of

Contractor's Name

Contractor's Company Name

Contractor's Office Phone Number

Cell Number

Home Number

Contractor's Signature

Authorized Innsbrook Representative Signature

FOR OFFICE USE ONLY

- ___ Certificate of insurance
- ___ Vehicle liability insurance
- ___ Contractor's liability insurance
- ___ Completed operations insurance
- ___ Workers' compensation
- ___ Permit application
- ___ Blueprint
- ___ Independent contractors' insurance
- ___ Site plan

Updated- May 2023