

HUNTER CREEK PHASE II CONDOMINIUMS REMODEL GUIDELINES

This instrument sets forth certain rules and regulations regarding the remodeling of Units of Hunter Creek Condominiums, Phase II (Buildings 500, 600, 700, 800). Capitalized terms used herein shall have the meanings set forth in the Condominium Declaration for Hunter Creek Condominiums recorded in Book 420 at Page 714, Pitkin County, Colorado, as amended.

Any Unit construction or remodeling which in any way affects the General Common Elements or Limited Common Elements (i.e. bearing walls, windows, interior common shaft walls, plumbing/electrical systems, structural changes or combination of Units) must be approved by the Association prior to the start of construction. Requests for approval must be in writing and contain detailed drawings from a licensed engineer and/or architect if deemed appropriate. The Owner shall agree to indemnify the Association and Hunter Creek Properties, Inc. from all liability, costs and expenses with regard to the new work, during and after completion of construction.

Washers and dryers are not permitted with the exception of Building 900 and 1000 which have existing plumbing and electrical.

Prior to commencement of approved work, if building permits are required by the City of Aspen based on the nature and scope of construction, a copy of the building permit shall be delivered to the office for Hunter Creek Properties, Inc.'s records. In general, Owners are hereby advised that any modification to plumbing pipes, primary electrical systems or structural/common interior or exterior walls will require a building permit. A licensed contractor is required to perform such work and all remodels shall conform to current City of Aspen Building Codes. Failure to obtain any required permits will result in a temporary work shutdown until such permits are obtained and the Hunter Creek Properties, Inc. office notified and copied. Contact Aspen Community Development at 920-5090 for building permit requirements.

The Owner is solely responsible for damage or loss to interior or exterior General Common Elements and adjacent Unit interiors caused by the Owner's contractors, decorators or other sub tradesmen. (See penalty schedule below.) Protective measures shall be taken to protect common hallways, walkways, landscape areas, etc., during construction. It is the Owner's responsibility to obtain proof of insurance, both general liability and worker's compensation insurance for all trades people.

Work is allowed Monday - Saturday 8:00 am to 6:00 pm. Work that will produce noise, which will be disturbing to adjacent Units, shall start no earlier than 9:00 am. Work involving plumbing or electrical may require the entire Building being shut off. Please arrange for shut off (M-TH only) with the Hunter Creek Properties, Inc. office at least 24 hours in advance at 970-925-1060.

All building materials and trash debris (drywall mess, sawdust, tile dust, etc.) in the Common Areas and Common Elements must be cleaned up at the end of each day and materials/furnishings stored inside the unit, or a \$50 fine per incident will be assessed.

If an Owner-supplied dumpster is required for removal of debris, there will be a charge of \$50/week.

Sinks, toilets, and drains may not be used to dispose of paint, drywall paste, tile grout mix etc. These materials may NOT be emptied onto the lawns, flowerbeds or general premises. The Owner and the Owner's contractor are responsible for the proper disposal of these materials. The Owner will be responsible for all costs related to clearing the drains and sewer lines.

Any substance used in the remodel of a Unit which produces fumes such as (varnish, tile sealer, enamel, etc.) should be used offsite to the extent possible. If such toxic material is used in a Building, the Owner's contractor shall ventilate the Unit using fans, dryers, etc to minimize the spread of noxious odor to other Units.

Penalty Schedule

- Work Hours violation - \$50 per incident
- End of the day cleanup violation - \$50 per incident
- Failure to obtain required Permits and/or notify office - \$100
- Damage to interior and exterior Common Elements - cost of repairs plus 10%, minimum \$100.

Adopted April 17, 2001 by the Board of Managers of Hunter Creek Condominium Association, Inc., a Colorado corporation.

HUNTER CREEK CONDOMINIUM ASSOCIATION, INC., a Colorado corporation

By: Pepper Jones
President

WITNESS:
By: [Signature]
Secretary