

# Blue Mesa Lodge Condominium Construction Rules

Section 6.18 Restrictions on Structural Alterations and Exterior Improvements. No structural alterations to any Unit or any Common or Limited Common Elements shall be done by any Owner, without the prior written approval of the Blue Mesa Lodge Condominium Association, Inc. No Improvement to the exterior of a building which includes a Unit or to the Common Elements or to any landscaping shall be constructed, erected, placed or installed within the Common Interest Community, unless complete plans and specifications thereto shall have been first submitted to and approved in writing by the Executive Board.

The purpose of these rules is to reduce the impact of construction on other owners, tenants and guests. These rules apply to all owners and contractors performing work in a Blue Mesa Lodge unit that involves transporting materials, tools, equipment, construction supplies, debris, used materials, furnishings, or any other physical materials through the common elements, including the elevator, vestibule, hallways or doors.

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| <b>Association Manager</b>          | Full Circle HOA Managent<br>560 Mountain Village Blvd., Suite 102B<br>Mountain Village, CO 81435<br>Tel: (970) 369-1428 Fax: (970) 369-1429<br>Mail@FullCircleHOA.Com   |
| <b>Contractors</b>                  | Before starting work. Contractors are required to provide proof of liability insurance listing the Association as an Additionally Insured and proof of workers compensation.  |
| <b>Hours</b>                        | Construction hours are Monday through Friday 7:00am - 6:00pm. Saturday 9:00am to 6:00pm., excluding the following holidays: Christmas Eve through New Year's Day, Thanksgiving, President's Day and Easter, and except for emergencies and specific board-approved exceptions in which case the owner /contractor must notify the Manager and the only construction allowed is the minimum necessary to avoid such harm.  |
| <b>Elevator</b>                     | Owners/contractors must use the association's elevator pads to protect the elevator prior to starting any work. Contact Manager.  |
| <b>Cleaning of Common Areas</b>     | All common areas (including walkways, elevator, vestibule and hallways) must be cleaned daily and cleared of all debris by 6:00pm.  |
| <b>Storage</b>                      | Construction materials may not be stored in comon areas or public areas adjacent to the building.   |
| <b>Disposal</b>                     | Disposal of construction materials, equipment, appliances (collectivley, "Construction Debris"), is subject to the following:<br>_____ All Construction Debris must be removed from the building by the onwer / contractors.<br>_____ No Debris may be left in any hallway overnight.<br>_____ No disposal of Construction Debris in Assocation dumpsters.<br>_____ Construction dumpsters must be emptied immediately when full and may not be allowed to overflow.<br><br>_____ No food may be put in construction dumpsters. |
| <b>Damage</b>                       | The owner is responsible for damage to and cleaning of, common elements to the extent caused by the owner's /contractor's construction activities.  |
| <b>Mountain Village Regulations</b> | Owners/contractors must comply with Mountain Village approved construction hours and other building department regulations.   |
| <b>Enforcement</b>                  | Failure to comply with these regualtions will result in charges to the Owner of the unit under constrution, including fines. A notice of violation and an opportunity to be heard before the board would be issued.   |