

After Recording Return To:
Plaza Community Association, Inc.
c/o Full Circle HOA Management
560 Mountain Village Blvd., 102B
Mountain Village, CO 81435

CONSTRUCTION RULES
PLAZA COMMUNITY ASSOCIATION
Amended and Restated as of September 24, 2009

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 Plaza 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.

The association's manager is:

Full Circle HOA Management
560 Mountain Village Blvd., Suite 102B
Mountain Village, CO 81435
Tel: (970) 369-1428 Fax: (970) 369-1429
Mail@FullCircleHOA.com

BEFORE STARTING WORK. All owners/contractors must notify the Manager when they start and when they complete any construction work. If there is a delay during the progress of the work, then owners/contractors must notify the Manager when the work starts again.

Prior to starting work, all contractors must provide the owner copies of proof of liability insurance of \$1 million and proof of workers compensation.

Prior to starting work, owners must deposit \$10,000 with the Manager (to be held in the association's operating account) as security to cover damage to, and cleaning of, the common elements, including but not limited to elevator, vestibule, hallways and doors. After completion of the work, the unapplied portion of the deposit will be refunded to the owner within ten (10) business days of a request for its return.

Owners/contractors must use the association's elevator pads (available through the manager) to protect the elevator prior to starting any work.

Prior to starting work, owners/contractors must notify the manager of any hot work that will be done and provide the manager a written plan. Hot work is any temporary operation involving open flames or producing heat and/or sparks, including cutting, welding, brazing, grinding, soldering, etc. Proper precautions and controls are needed prior to, during, and subsequent to all hot work operations. The written plan should show how the owner/contractor plans to reduce the increased risk of fire in the event of hot work operations. This plan should at least include:

- A schedule of hot work operations.
- A review of the area to be worked in to determine if combustible loading has been sufficiently reduced to allow hot work operations.

- A fire watch with sufficient hand held extinguishers in place.

HOURS. Construction hours are Monday through Friday 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 6:00 p.m., 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 amount necessary to avoid such harm.

CLEANING COMMON AREAS. All common areas (including walkways, elevator, vestibule and hallways) must be cleaned daily and cleared of all debris by 6:00 p.m.

STORAGE OF CONSTRUCTION MATERIALS. Construction materials may not be stored in common areas or public areas adjacent to the building.

DISPOSAL. Disposal of construction materials, equipment, appliances (collectively, "Construction Debris"), is subject to the following:

- All Construction Debris must be removed from the building by the owner/contractor.
- No Debris may be left in any hallway overnight.
- No disposal of Construction Debris in Plaza building polycarts.
- Owners/contractors may not use outside dumpsters for disposal of Construction Debris except when the Gondola is closed, and the location of the dumpster and the duration of its use are subject to prior board approval. The fee for board review is \$60 per request. Construction dumpsters must be emptied immediately when full and may not be allowed to overflow. No food may be put in construction dumpsters.
- Owner/Contractors may use trucks to haul away Construction Debris, but they must coordinate use of trucks with the association's manager. The times and duration of truck use is subject to the manager's approval.

DAMAGE. The owner is responsible for damage to, and cleaning of, common elements to the extent caused by the owner's/contractor's construction activities.

MOUNTAIN VILLAGE REGULATIONS. Owners/contractors must comply with Mountain Village approved construction hours and other building department regulations

ENFORCEMENT. Failure to comply with these regulations will result in charges to the Owner of the unit under construction, including fines of up to \$200 per day for violations after and notice of violation and an opportunity to be heard before the board.

The undersigned manager hereby certifies that the foregoing was adopted by a unanimous vote of the Board of Directors at its meeting held September 24, 2009.



Diane Wolfson, Manager

Date: Sept. 24, 2009