



Ponderosa Condominiums Association, Inc.
Board Action
September 17, 2021

The following was unanimously approved by email vote.

Rules & Regulations for Improvements, Remodels, and Renovations of Condominium Units:

1. Homeowner will provide a description of the work to be performed, including blueprints or design drawings if applicable.
2. The Association Manager will review proposed modifications within condominium units. The Association Manager may require inspection and approval of a structural engineer for removal or modification of interior walls. An appropriate consultant may be required for plumbing and electrical modifications.
3. Homeowner will provide a list of all contractors involved in the project with the following information: contractor name, business name, business physical address, email, phone number.
4. Improvements requiring a permit must meet code requirements of the Town of Mount Crested Butte, the Mount Crested Butte Fire Department, State, and Federal entities.
5. No work shall commence until written approval from Association Manager has been obtained.
6. Contractors and subcontractors must submit proof of liability and workmen's compensation insurance.
7. Demolition and construction debris cannot be disposed of in the Association's dumpster nor can it be stored in common areas, including parking lots. Contractor is responsible for removing debris on a daily basis or obtaining approval from Association Manager for any waste container use and location.
8. Common areas, such as hallways, must be kept clean and free of debris and dust.
9. **Unit entry locks must be keyed to the Association's master.** Contact HVM Security Services, 970-349-7400 for information about compatible locks and to have any new locks re-keyed.
10. The Town of Mount Crested Butte permits noise related to construction during the following hours: Monday through Friday 7 am to 7 pm; Saturday 7 am to 6 pm; Sunday 10 am to 5 pm.
11. No modifications are allowed to the common areas or exterior of the buildings.
12. No more than two vehicles per unit are permitted on the premises. Temporary parking permits for contractors must be obtained from the Association Manager.
13. Contractors and their employees are not to bring dogs to the premises.

A form for submitting the above information is available on the Ponderosa website under the "Documents" tab.

Respectfully submitted,
Beverly Ross
President