

SKIWATCH CONDOMINIUM CORPORATION

POLICY C: UNIT RENOVATIONS

Unit owners may generally make any improvements or alterations to their unit, but no unit owner may impair or change structural integrity, electrical systems, or mechanical systems, alter common elements, or install/place a fixture or major appliance which is not included in the original plan for the unit, without the prior written consent of the Board of Directors.

When an owner is proposing major work in a unit, the building manager must be notified at least five (5) days in advance if any electric, gas, or water lines will be affected. When remodeling, the owner must arrange for testing for asbestos and take steps to mitigate asbestos if it is present. The cost of asbestos mitigation is the sole responsibility of the unit owner.

For unit remodeling or construction that will create more than incidental noise, dust, or any other environmental condition that affects another unit, owners must receive prior approval of the Board. This policy does not apply to minor construction or repairs. The Board will not permit major remodeling or construction during the ski season.

A building permit must be obtained from Summit County prior to making electrical and/or plumbing changes or improvements. A copy of the permit is to be forwarded to Skiwatch Manager and Skiwatch Administrator.

Amended 7/1/2018

Amended 9/24/2022

Affirmed 7/29/2023