

9. CONSTRUCTION AND REMODELS

1. No work of any kind shall be done on the General or Limited Common Elements of the condominium by any Owner without prior written authorization of the Board of Directors.
2. No exterior signs of any kind, other than the name of the Owner or a posted building permit, may be placed on the exterior of the building nor on any door nor on any window.
3. Renovations: An Owner shall not make any modifications or alterations to the Unit, nor any installations within the Unit, without the prior written authorization of the Board of Directors. This shall include hard surface flooring or any work requiring a permit from the City of Aspen.

Requests for authorization of such modifications or alterations must be made in writing to the Managing Agent and include:

- a. a letter and/or plans describing in detail the proposed modifications or alterations;
 - b. payment of a five hundred dollar (\$500.00) non-refundable fee to cover extra maintenance and cleaning costs to the Association;
 - c. payment of a one thousand five hundred dollar (\$1,500.00) refundable security deposit to cover potential damage and repairs to the general or limited common elements;
 - d. a copy of the General Contractor's City of Aspen business license;
 - e. a copy of the General Contractor's workers' compensation insurance policy in the minimum amounts required by law;
 - f. a certificate of insurance evidencing General Contractor's commercial general liability coverage with limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate naming Timber Ridge Corporation as an additional insured for the duration of the modifications or alterations;
 - g. a certificate of insurance evidencing Owner's general liability coverage with limits of \$1,000,000 per occurrence naming Timber Ridge Corporation as an additional insured for the duration of the modifications or alterations;
 - h. an agreement with the Owner that they will be responsible for the removal of all construction debris without the use of Association trash receptacles; and
 - i. a copy of the building permit(s) when received.
4. Construction or remodel work shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. Construction or remodel work is prohibited on Sunday.