

Ski Tip Ranch Condominiums

Resolved - that the following policy shall be used to approve requests to interior remodels involving modification of the Limited Common Element:

Policy Intent

The following policy shall be followed for Ski Tip Ranch Owners¹ or their agents who wish to remodel their Unit in such a manner that the interior walls that define the intersection of the Unit and its Limited Common Elements are moved. Modifications to the exterior are not permitted by this policy.

The policy is intended to:

1. ensure that the CC&R intent is followed,
2. make no changes to the liability incurred by the Ski Tip Homeowners Association, and
3. protect the rights of neighbors who may be affected by the proposed remodeling.

Policy

1. The proposed remodeling plan must be submitted to the Board of Directors of the Ski Tip Ranch Condominium Association, Inc. The plan must include:
 - a. architectural drawings,
 - b. approval by a professional engineering firm, licensed in Colorado, of any structural changes proposed by the remodeling,
 - c. approval by a fire protection consultant, licensed in Colorado, stating that the proposed remodeling does not alter the original fire suppression coverage of the Unit, and
 - d. written approval by adjacent neighbors that they consent to the remodeling, and
 - e. an insurance binder by proposed contractor, insuring the value of the building in which the Unit is located, for the duration of the construction.
2. The Board shall either approve or deny the submission within 60 days of receipt. If denied, the Board of Directors shall state the reason for denial. If denied, the Owner may modify the plan and resubmit it .
3. The remodeling plan shall then be submitted to the County to obtain a building permit. If the County makes substantial changes to the plan, the revised plan shall then be resubmitted to the Board of Directors for final pre-construction approval.
4. Construction shall be performed by licensed contractors.
5. When construction is complete, it shall be inspected by County inspectors. A copy of the inspection report shall be furnished to the Board of Directors.
6. Plans, communications, and inspection results shall be kept in the records of the Association.

Approved by the Ski Tip Board of Directors by unanimous written consent July 7, 2007.

Ed Wood, President

¹ Capitalized terms are defined in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for The Ski Tip Ranch Condominium