

**ANTLERS CONDOMINIUM ASSOCIATION, INC.
CONSTRUCTION POLICY**

Adopted December 6, 2025

This Construction Policy (this “Policy”) was adopted by the Board of Directors of the Antlers Condominium Association, Inc. (“Association”) pursuant to Sections 17 and 19 of the Amended and Restated Declaration of Antlers Condominiums Vail/Lionshead (the “Declaration”), recorded on April 3, 2000 at Rec. No. 726242 in the Eagle County records, and C.R.S. § 38-33.3-209.5, to govern construction within the Association. Capitalized terms used herein without definition have the meanings ascribed thereto in the Declaration.

The Association is grateful for the investments that Owners have made in their Units over the years and acknowledges that upgrading and remodeling Units from time to time is in the best interests of all Owners. The Association also acknowledges that Owners have a choice as to which contractors and subcontractors they retain for such projects and that Association employees may not be available to assist with such projects. The purpose of this Policy is to ensure that all construction at the building is performed in a safe and thoughtful manner, that all workers are properly insured, and to reduce or mitigate the impact of construction on the Association, the General Common Elements and Limited Common Elements (collectively, the “Common Elements”) and on the Owners, tenants and guests.

1. Applicability of Construction Policy. This Policy applies to all Owners of a Unit, tenants, and occupants of a Unit, and to their respective contractors and subcontractors performing Construction in a Unit, regardless of whether they are employed by the Association. For purposes of this Policy, “Construction” means any upgrade or remodeling project in a Unit that is reasonably likely to have an adverse impact on the Common Elements or Owners, tenants or guests as a result of noise, odors, traffic flow, or storage of construction materials. This Policy does not apply to any emergency repairs or routine maintenance that may be required in a Unit from time to time.

2. Owners Responsible for Contractors. Owners are responsible for the activities of their contractors and subcontractors.

3. Consultation with General Manager. Any Owner that is planning a maintenance or construction project in a Unit should consult with the General Manager of the Association or her designee (the “Manager”) prior to the commencement thereof to determine the applicability of this Policy to such project. All communications by Owners/contractors should be directed to the Manager as follows:

Magda King
General Manager
Antlers Condominium Association, Inc.
680 Lionshead Place
Vail, CO 81657
970-790-5239 (o); 970-471-2222 (m)
E-mail: mking@antlersvail.com

4. Construction Work.

- A. Prior to performing any Construction, an Owner must submit an application to the Manager, seeking permission to perform the Construction and supplying the proposed plans for the work. Depending on the nature of the work, such plans may need to be prepared and stamped by a licensed architect (as determined by the Manager). Any structural modifications to the Unit or associated Common Elements must be presented in plans prepared and stamped by a licensed engineer. No work may be commenced absent written approval by the Manager. If the Construction involves any portion of the Common Elements, the Association's Board of Directors must also provide its written approval. In addition, if the Construction impacts another Unit, the Owner of that Unit must also provide its written approval.
- B. Specifically, an Owner must provide to the Manager in writing the following information:
- i. brief description of the Construction;
 - ii. anticipated budget for the Construction;
 - iii. whether there will be the need to store materials in the Common Elements;
 - iv. plan for removal and disposal of materials and debris;
 - v. whether the construction will involve moving, altering, shutting down, isolating or otherwise impacting any utility lines or equipment, including Common Element utility lines or equipment, such as water lines, sewer lines, gas lines, smoke detectors, sprinkler systems, or other life/safety systems (collectively "HOA Systems");
 - vi. names and contact information (including cell phone and email) of all contractors and subcontractors who will be performing the Construction;
 - vii. start date and anticipated completion date of Construction; and
 - viii. proof of ownership of the Unit.
- C. If there is any material change in the scope of the project or any material delay in Construction, the Owner/contractor must promptly notify the Manager in writing of the change, the nature of the delay, and the revised expected completion date, as applicable. Any such changes or delays will require reapproval by the Manager.
- D. Construction between November 15 and April 15 is generally prohibited due to the adverse impact on the Association's operations. As such, all Construction should be

scheduled outside of that period and include a reasonable timeline buffer to account for unforeseen delays. Construction activity that generates excessive noise such as hammering, sawing, excavation work, concrete delivery, etc., must be confined to the hours of 8:00 a.m. to 5:00 p.m., or such stricter hours as may be imposed by the Town of Vail. Owners should also be thoughtful about scheduling Construction during holidays.

- E. Prior to commencing Construction, the Owner shall ensure that all contractors and subcontractors provide the Manager with certificates of comprehensive liability insurance in such amounts as are customary for the nature of the applicable work, and workers compensation insurance in at least minimum statutory amounts. Such certificates shall name the Association and Manager as additional insureds and state that such insurance cannot be canceled absent thirty (30) days written notice to the Association and Manager.
- F. Owners/contractors must use protective pads in the Common Elements to prevent or mitigate against damage from construction tools and materials.
- G. Owners must use and pay the cost of having the Association's preferred HOA Systems consultant for all work that requires moving, altering, shutting down, or isolating such HOA Systems in connection with the Construction.
- H. Upon completion of Construction, including the issuance of a final certificate of occupancy by the Town of Vail, the Owner shall notify the Manager in writing. The Manager shall conduct a walk-through of the Unit and those areas of the building impacted by the Construction to inspect for any damage to the Common Elements and, if applicable, to approve the return of the Unit to the Association's rental program.
- I. The Association may require the Owner to reimburse the Association for any consultant fees (including engineering fees or other construction consultant fees), legal fees and other costs incurred, if any, in connection with the Construction.

5. Cleaning of Common Elements. The Common Elements (including garage, walkways, elevator, lobby and hallways) must be cleaned daily and cleared of all debris by 7:00 p.m.

6. Storage of Construction Materials. Construction materials may not be stored in the Common Elements, the parking garage, or in public areas adjacent to the building, except with the express written permission of the Manager.

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

- All Construction Debris must be removed from the building by the Owner/contractor.

- No Construction Debris may be left in any portion of the Common Elements overnight.
- The location of any dumpster and the duration of its use are subject to the prior written approval of the Manager.
- Construction dumpsters must be emptied immediately when full and may not be allowed to overflow. No food may be placed in dumpsters.

8. Damage. The Owner shall be liable to the Association for all damage to, and cleaning of, the Common Elements (including costs and expenses) relating to or arising from the Construction.

9. Conduct. The Owner shall ensure that its contractors and subcontractors conduct themselves in a professional and respectful manner towards all Association and management personnel.

10. Governmental Regulations. Owners/contractors must comply with all Town of Vail and/or Eagle County approved construction hours and other building department regulations. Owners/contractors shall have the work performed in a good and workmanlike manner, and in compliance with all applicable building codes. Owner's contractors shall have all appropriate governmental licenses, including plumbers' and electricians' licenses, as well as Town of Vail and/or Eagle County business licenses, and shall provide Manager with a copy of such licenses prior to commencement of work. Owner shall be responsible for obtaining all required governmental permits and licenses for the Construction, including but not limited to building permits, and shall provide the Manager with a copy of such permits prior to commencement of work. In addition, all applicable statutes, ordinances, or rules pertaining to safety and health, hazardous material, toxic substances or wastes, including all relevant Occupational Safety and Health Act regulations and guidelines must be observed at all times.

11. Enforcement. The failure of an Owner and/or its contractors or subcontractors to comply with these regulations may result in (i) charges to the Owner of the Unit subject to Construction, including fines (as reasonably determined by the Association) and reimbursement of collection costs (including reasonable legal fees) and/or (ii) rescission of the Association's approval of the Construction, resulting in cessation of all work. Prior to taking any such enforcement action, the Manager will provide the Owner with written notice of the alleged violation and an opportunity to object. Any such disputes will be resolved by the Association's Board of Directors, and promptly thereafter, any monetary charges imposed pursuant to this Policy will be deducted from the Owner's income associated with the Unit (that would otherwise be due to the Owner) on the next payment date.

IN WITNESS WHEREOF, the undersigned certifies that this Policy was approved by the Board of Directors of the Association as of the date set forth above.

ANTLERS CONDOMINIUM ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: Lori Radcliffe

Printed name: Lori Radcliffe

Title: President

Date: December 6, 2025