

EDWARDS VILLAGE CENTER
RULES AND REGULATIONS

REVISED FEBRUARY 5, 2015 & OCTOBER 28, 2019

The Executive Board of the Edwards Village Center Owners Association (the "Association") has adopted the following rules and regulations. These rules and regulations amend and replace all rules and regulations previously issued or adopted by the Association or its Executive Board. The Association or its Executive Board may amend these rules and regulations from time to time. Words and phrases with initial capital letters shall have the same meanings as those prescribed in the Condominium Declaration for the Association. The Edwards Village Center is located in Edwards, Colorado and is referred to in these rules and regulations as the "Center".

All Owners, tenants and occupants of Units as well as their employees, agents and other persons who enter the Common Elements (also referred to as the "Common Areas") and the Units shall comply with these rules and regulations and the provisions of the Condominium Declaration. The Common Areas include all of the real estate on which the Center is located, as well as the portions of the buildings and improvements that are not actual Units. The Manager has authority in the first instance to enforce compliance with these rules and regulations in all respects.

1. Use of Units

1.1 Occupancy Restrictions. The use of each Unit and its associated Limited Common Elements is restricted to commercial or business activities subject to other restrictions set forth in the Governing Documents. A Unit may not be used for residential or household purposes. In addition, a Unit may not be used or rented for transient, hotel or similar short-term occupancy arrangements.

1.2 Interior Spaces and Uses.

1.2.1 No device, appliance, equipment, machinery or fixture creating overloading of standard electrical circuits may be used without permission of the Manager. The misuse of any electrically powered devices that causes an adverse effect upon other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Owner or the tenant of the applicable Unit. Owners or tenants of a Unit shall not permit total electrical usage to exceed the capacity of the circuits for the Unit as labeled on the circuit breaker boxes.

1.2.2 Each Owner and tenant shall keep the Unit in a good state of preservation and cleanliness.

1.2.3 All fixtures and equipment within a Unit shall be used for the purposes for which they were designed. There shall be no floor load in excess for which the building was designed. All fixtures and equipment within a Unit must at all times be used and kept in good order and repair. This includes all necessary or governmental required inspections and maintenance of all equipment serving the Unit which may affect the Common Elements. Each Owner shall provide Manager a copy of all such inspections within three (3) business days of such inspections.

1.2.4 No structural change or modification to any Unit shall be commenced, constructed, maintained or caused by any Owner or occupant without the prior written consent of

the Manager. Each Owner, tenant and occupant of a Unit shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such activities.

1.2.5 No inflammable, combustible, explosive or otherwise dangerous fluid, chemical or substance shall be kept in any Unit without the prior written consent of the Manager.

2. Use of Common Areas

2.1 Exterior Surfaces and Common Areas.

2.1.1 Exterior awnings, window coverings and signage shall be of a harmonious nature and conform to the architectural and design standards for the Center as specified from time to time by the Executive Board. No exterior awnings or signs may be installed without the prior written approval of the Manager. Owners and tenants seeking to obtain such approval must submit an appropriate design proposal to the Manager depicting the size, color, style and location of the proposed awning or sign and execute the current license Agreement approved by the Executive Board which shall include among other provisions, provisions regarding the removal of same upon termination of the business occupancy. The Manager shall have authority to compel tenants and Owners with nonconforming awnings or signs to make suitable modifications to achieve conformity.

2.1.2 Owners and tenants shall not paint, stain or color any exterior portion of a Unit or the Common Areas. In addition, Owners and tenants may not obstruct the Common Areas in any manner or place, erect, store or display any item upon the Common Areas without the prior written consent of the Manager. However, Owners and tenants of Units located at the ground floor level of the Center may use any designated Limited Common Elements for the Unit as depicted in the survey/plat map for the Center, but only with the prior written approval of the Manager, pursuant to standards set from time to time by the Executive Board.

2.2 Common Areas — General Restrictions and Requirements.

2.2.1 The use and consumption of smoking of any tobacco or marijuana products or derivatives is absolutely prohibited in any location within the Center including, without limitation, any Limited Common Element space or in any of the Common Areas.

2.2.2 The Common Areas shall be used only for the purposes for which they were designed and are reasonably suited as an incident to the commercial operations of the Center. Walkways shall be used only for pedestrian use. Bicycles, skateboards or any other type of scooter or mobile device may not be stored or kept in hallways, corridors, and elevators or at any other location within the Center that might result in an obstruction of any nature. Skateboarding, in-line skating, roller skating and similar activities shall not be permitted within the Center at any time. The Manager shall also have the authority to prohibit any other types of recreational or sports activities within the Center that the Manager deems to be intrusive and irritating or capable of increasing the risk of harm or injury to person or property.

2.2.3 No modifications to any building or part of building including but not limited to exterior of building roofs of buildings and building floors or slab or any building or part of the Common Areas, including but not limited to landscaping and parking improvements, shall be commenced, constructed, maintained or caused by any Owner, tenant, occupant or other person without the prior written consent of the Manager. Nothing shall be constructed in or removed

from the Common Areas except upon the prior written consent of the Manager. Each Owner, tenant and occupant of a Unit shall indemnify and hold the Association and the other Owners harmless against all loss or damage resulting from such activities.

2.2.4 Restrooms and all water faucets and plumbing fixtures upon the Common Areas shall be used only for their intended purposes and shall be maintained in a clean and sanitary condition. The Manager shall have the right to halt any conduct that might result in a waste of water, electricity or gas, and the Manager shall also have full authority to seek appropriate remedies against any offending person. Any expense incurred by the Association in this regard shall be borne by the Owner(s) who, by either their action or inaction, have permitted the impermissible conduct to occur.

2.2.5 The Common Elements shall be kept free and clear of any grease, including but not limited to, grease from grease traps and rooftop exhaust systems, refuse, debris and unsightly material. To the extent that the provisions of the previous sentence are not complied with, the Association may take such action as it deems necessary to clean or remove such grease, refuse, debris or unsightly material and the owner of the offending unit shall reimburse the Association for the cost of same. Except for locations upon the Common Areas that are designated as storage areas, the personal property of all Owners, tenants and occupants of the Units shall be stored within the Units. The Association shall not be responsible for any personal property left in a Unit by a tenant or occupant.

2.2.6 To the extent legally enforceable, no radio, satellite dish, cable television or communications equipment requiring additional wiring or antennas, or dish receivers shall be placed or erected upon any part of the buildings or the Common Areas without the prior written consent of the Manager. Any such items that violate this rule may be removed by the Manager without notice or compensation.

2.2.8 The Manager and its staff may make such use of the Common Areas as may be necessary to facilitate maintenance, repair and similar activities and to store equipment and materials. Interference with workmen or with the activities of the Manager is prohibited. The Manager may designate specific locations within the Center as being restricted areas and may prohibit entrance in such areas by any unauthorized person.

2.2.9 All Owners and Tenants shall abide by all requirements of the Common Area License Agreements pertaining to their unit.

3. Parking and Use of Motor Vehicles

3.1 The driver of any vehicle within the Center shall park only within the marked spaces that are designated for parking as per the attached parking map. A vehicle may not be parked within the Center in any manner that impedes or prevents access to any part of any building. A vehicle may also not park in a fire lane, block snow removal activities, block another vehicle, obstruct the flow of traffic or otherwise create a hazardous condition. Handicapped parking spaces shall be utilized only by vehicles with legitimate handicapped parking stickers or permits.

3.2 No vehicles may be parked overnight within the Center without the prior written consent of the Manager. Manager may grant or deny consent to park overnight for reasons including but not limited to (1) whether the vehicle is used in the daily operation of the business in the (2) the availability of sufficient parking spaces within the Center (3) interference of the operation of the Center such as snow removal or safety concerns, (4) and location of where such vehicles can be parked.

3.3 Delivery trucks and commercial vehicles may be loaded and unloaded only in designated loading areas as described in the attached parking map for the Center. Loading and unloading operations are subject to the discretionary control of the Manager at all times, and such operations are restricted to a maximum time of 20 minutes. Any special or unusual delivery operations must be approved by the Manager in advance and must be scheduled for a time and manner that will cause the least disruption. Any damages or necessity of cleanup resulting from any delivery activity shall be the responsibility of the applicable Owner or tenant.

3.4 Disabled or stored vehicles may not be parked within the Center. A vehicle is considered disabled if it does not have a current license tag or is inoperable. A vehicle is considered stored if it remains in the Center for two consecutive days without the prior written permission of the Manager.

3.5 Vehicles with "for sale" signs may not be parked within the Center without the Manager's prior written consent.

3.6 With the exception of mobile windshield repairs, the repair or painting of motor vehicles at any location within the Center is strictly prohibited.

3.7 Owners, tenants and employees of an Owner or tenant shall park only in the areas of the Center that are not designated for short term parking as described on the attached parking map.

3.8 Any vehicle in violation of these parking regulations may be towed without notice. Information concerning the name of the towing company and the location of a towed vehicle may be obtained from the Manager and will be posted at various locations within the Center. If a vehicle is towed under these circumstances, neither the Association nor the Manager shall be liable to any person for any claim or damage as a result of the towing activity. The Board shall have the discretion to impose fines or use other available sanctions to curtail infractions of these parking regulations.

3.9 The speed limit within the Center shall be posted. The Association may construct speed bumps, install traffic and warning signs, and take such other actions as may be necessary or prudent in order to enforce speed limits and regulate the operation and parking of vehicles within the Center. The Manager may issue specific traffic or parking rules to supplement these rules and regulations, and any such rules shall be binding upon all Owners, tenants, occupants and patrons within the Center and shall be enforceable in the same manner as these rules and regulations. Any vehicle in violation of these rules and regulations may be towed immediately without notice. The Manager may also cite offending persons for violations and refer such incidents to the Executive Board for further action.

4. Actions of Owners, Tenants and Occupants

4.1 No noxious, offensive, dangerous or unsafe activity shall be permitted in any Unit or within the Center, nor shall anything be done in any Unit or within the Center that constitutes an annoyance or nuisance to the other Owners, tenants and occupants or interferes with their peaceful enjoyment of the Center. No Owner, tenant or occupant of a Unit shall make or permit any disturbing noises nor do or permit anything to be done that will interfere with the rights, comforts or convenience of patrons of the Center as well as the Owners, tenants or occupants within the Center. The playing of musical instruments or the use of outdoor speakers to transmit music or other recordings or to broadcast or transmit any type of television or radio program is absolutely prohibited without the prior written consent of the Manager.

4.2 No immoral, improper, offensive or unlawful use may be made of the property within the Center. Owners, tenants and their employees, as well as all patrons within the Center, shall comply with all applicable federal and Colorado laws as well as all Eagle County regulations and rules. The violating Owner or tenant shall hold the Association harmless from all fines, penalties, costs and prosecutions for any such violation or noncompliance.

4.3 No activities shall be permitted and nothing shall be done or kept within the Center that might increase the rate of insurance for the Common Areas or any Association-owned real or personal property within the Center without the prior written consent of the Manager. No Owner or tenant shall permit anything to be done or kept within any Unit that might result in any cancellation of insurance coverage maintained by the Association or create a violation of any law. Owners, tenants, occupants and all employees within the Center shall comply with the rules and regulations contained in any fire and liability insurance policy maintained by the Association or by an Owner or tenant with respect to the contents of any Unit. Any injury or damage resulting from a fire or any accident shall be promptly reported to the Manager.

4.4 The Manager shall designate the location of all trash containers, recycle containers, and grease disposal containers. Trash pickup, recycle pickup, and grease pickup will be accomplished only at these locations. Owners and Tenant's shall be responsible for the transfer of trash, recycle materials and grease from a Unit to the pickup locations. Storage of any rubbish, debris and unsightly materials shall be kept only in designated trash storage containers. Storage of rubbish in any Unit or in any part of the Common Elements other than at a pickup location is forbidden. If any trash, recycle materials or grease shall be left or spilled onto the Common Elements, the party doing so shall immediately take action to clean the same from the Common Elements. In the event the Common Elements are not cleaned immediately of grease or other materials, the Association may clean the Common Elements and bill back the Owner of the offending unit for the cost of cleaning. All pickup locations shall be kept neat, clean and free of debris and grease.

4.5 No animals, livestock, birds or reptiles of any kind shall be raised, bred or kept in any part of the Center except for the businesses that keep pets in conjunction with a business that is permitted or licensed by Eagle County without the written consent of the Manager. However, an Owner or tenant of a Unit may keep a domesticated dog, cat, bird or other household pet (as approved by the Manger) within a Unit as long as such pet is not kept for commercial purposes. Such pets shall not be permitted upon the Common Areas unless accompanied by a person and unless carried or leashed. The accompanying person shall remove all droppings and shall prevent pets from urinating on any landscaping, buildings or property within the Center. No pet shall be tied or chained at any location outside a Unit within the Common Areas, and the Manager may cause any such pet in violation of this rule to be removed without notice. Any pet causing or creating a nuisance or disturbance may be permanently removed or banned from the Center by the Manager. Seeing eye dogs and hearing ear dogs will be permitted within the Center for those persons holding certificates of necessity. Any Owner, tenant or occupant of a Unit that maintains a pet shall be deemed to have agreed to indemnity and hold the Association and all other Owners and tenants harmless from any loss, claim or liability of any kind arising by reason of keeping or maintaining such pet within the Unit or upon the Common Areas.

4.6 Owners, tenants and occupants of a Unit shall hold the Association and the other Owners and tenants harmless for the actions of their employees, agents, invitees, licensees, tenants, guests, children and pets.

5. Rules for Tenant Improvement and Demolition Projects and Ongoing Maintenance

5.1 Owners or tenants must contact the association manager and complete a construction application form prior to commencement of any work as defined below and receive from the Association written approval of the work in accordance with this paragraph 5. The following procedure is applicable for all improvement and demolition projects (the "Work"):

5.1.1 Submit two (2) complete copies of the construction permit application form (a copy is attached) including copies of relevant building permit applications drawings with a plan drawn to scale and descriptions explaining the proposal. A planned completion date must be specified. Any changes to the items required under 5.1.1 shall be submitted to the association manager.

5.1.2 The documentation will be accepted as complete or returned with a description of missing information. All requests must be submitted with a plan drawn to scale.

5.1.3 Upon receipt of all information required by the Association you will be notified of the Association's decision (approval, approval with conditions or disapproval) on or before the expiration of the 45-day review period of the Association's review of the required information.

5.1.4 Within 10 days of completion of the Improvement, the Association must be notified in writing so that the constructed Improvement may be inspected for compliance with the construction application. A representative of the Association has the right to inspect the Improvement to verify compliance with the approved plan.

5.2 Depending upon the scope of the Work, the Association may need to hire third parties to assist the Association to evaluate the application. Owners or tenants may be required to submit a construction deposit in an amount to be determined and set by the manager to pay the cost of a third parties retained by the Association to assist and assure compliance with all requirements and conditions of the construction approval. Deposits may be used to offset the cost of additional cleaning of the common and limited elements during and after construction as well as the costs of service calls to Association vendors to repair or restore services interrupted or associated with the Work.

5.3 As another condition for the approval of the Work, Owners shall be required to provide proof of insurance coverage in an amount to be determined by the Association to protect against any potential liabilities to the Association, including damages to the Association property as a result of the Work. Owners and tenants must also submit a certificate of liability insurance for the general contractor along with a copy of the certificate of workman's compensation held in the name of the contractor covering all employees of contractor and subcontractors. The liability insurance policy shall be in a form and amount acceptable to the Association manager and shall name the Association as an additional insured party. This must be submitted prior to any decision by the Association.

5.4 It shall be the responsibility of any applicable Unit Owner to adhere to the construction time restrictions and limitations and other requirements and condition set forth in the project approval form.

5.5 The Association may, as a condition of approval of any Work, require the Owner or tenant, at the expense of the Owner, to utilize and/or consult with the Association's preferred vendors (vendors that have a current maintenance contract in place with the Association) to assure that any proposed Work is compatible with the existing design, materials and relevant mechanical and plumbing systems, as well as any machinery or other mechanisms that service the Association's property.

5.6 The Board may require the Owner's written agreement (in the form required by the Association) providing for the following:

5.6.1 The Owner to be responsible, now and in the future, for any structural deficiencies or problems, electrical deficiencies or problems, mechanical structural integrity, electrical systems, utility or mechanical deficiencies or problems, problems associated with a lessening of support of any portion of the community, or violations of any of the provisions of the Declaration or the Rules and Regulations, all as related to the alteration made, as may reasonably be determined by the Association;

5.6.2 The Owner's agreement to be responsible for ongoing maintenance, repair, replacement, and improvement of any or all of the proposed alterations, additions, and modifications of the Owner. The Association may require Owners to be responsible for all or some of the maintenance, repair, replacement, and improvement of the proposed modifications;

5.6.3 The Owner/Tenant's agreement to such modifications as may be necessary to repair or address system deficiencies which may become apparent or evident after construct and use of the Unit for its intended purposes.

5.6.4 The Owner's payment of the fees and costs of the Association, together with a deposit against fees and costs that the Association will incur in reviewing and effectuating the application, in an amount reasonably estimated by the Board in advance of any billing for costs and expenses of the Association;

5.6.5 Reasonable advance notice by the Owner for the work to be performed from the Owner or from the Owner's contractor, including any need to turn off water or power to the building to facilitate the work; and

5.6.6 Satisfaction of all conditions reasonably imposed by the Board.

5.7 Notice to Other Owner of Construction. Prior to the commencement of construction, the Association shall notify Owners of other units within the building where the construction is to occur of (1) the nature of the construction and the (2) construction schedule.

5.8 Construction:

5.7.1 The Owner or tenant shall cause the construction of its Improvements to be performed by a licensed contractor and subcontractors in a good and workmanlike manner, in material conformity with applicable laws and will repair any physical damage to the Association caused thereby, and restore such Association property to as good, or better, conditions as existed prior to the damage.

5.7.2 The following rules and regulations may be enforced during the construction of improvements:

5.7.2.1 Debris and Trash Removal: Daily clean-up of construction is mandatory. All trash and debris is to be stored in a fenced or other appropriate trash disposal area.

5.7.2.2 Construction Hours: Construction hours shall be determined by the Manager depending upon the type or work and the need to limit the disturbance of other Owners.

Minor exterior work is not restricted by this rule. Notwithstanding the preceding, depending upon the type of construction project or portion of the construction project, construction may be prohibited during certain hours.

5.7.2.3 Parking: All personal vehicles utilized by an individual working at or on the Unit shall park such vehicles as directed by the Community manager so as to prevent congestion in the community as a whole.

5.7.2.4 Construction Noise and Odor: Reasonable efforts shall be made to control construction noise, dust and odor.

5.7.2.5 Owner shall provide the Association with all contact information for all individuals working on a Unit. Such information should be provided at least 24 hours before any individual contractor is on site at a Unit.

5.8 All ventilation systems of commercial kitchens shall be designed in such a manner as to prevent grease infiltration into or onto the Common Elements or other Units and shall be maintained on a regular basis with evidence of such maintenance being provided to the Association on a regular basis and/or at the request of the Association.

5.9 Every Owner or tenant within 30 days of the date of possession of a Commercial Unit (or within 30 days of the adoption of these Rules) and after all improvement have been made shall compile and provide to the Association's Board of Directors a list of all mechanical components installed in the Unit, including but not limited to stoves, hoods, refrigerators/freezers, etc. Every Owner and tenant shall have an affirmative obligation to update the list within 30 days of any updated or newly installed mechanical component in the Unit.

5.10 Every Owner and tenant has an affirmative obligation to have inspected by a professional or some other individual with knowledge, on a yearly or semiannual basis, the following mechanical components: _____ in the Unit and provide a summary report to the Association as to any potential issues and/or concerns.

6. General Administrative Rules

6.1 Fines and Other Enforcement Remedies.

6.1.1 Every violation of these rules and regulations or any provision of the Condominium Declaration for the Association (collectively, the "governing documents") shall be deemed to be a nuisance and subject to all of the available legal and other remedies provided for the abatement or correction of the violation. In addition, all public and private remedies allowed at law or equity will be available and enforceable against anyone in violation of any of the provisions of the governing documents.

6.1.2 After reasonable notice and an opportunity for a hearing, the Executive Board has the power and authority pursuant to the Condominium Declaration to levy fines against any Owner who is found by the Executive Board to have violated any provision of the governing documents or is found to have permitted such a violation to occur. The schedule of fines shall be as follows:

- (a) First violation: \$100
- (b) Second violation: \$200

(c) Subsequent violations: \$500

Any fine levied by the Executive Board shall be paid within 10 calendar days. After this period of time, any unpaid fine shall bear interest at the rate of 18% per annum. The Association shall have the right to file appropriate legal proceedings to collect any unpaid fines and to enforce payment of all amounts levied as fines by the Executive Board along with interest at the rate of 18% per annum.

6.1.3 The failure of any owner to comply with the governing documents or to enforce and require compliance with the governing documents on the part of any tenant or guest of such owner will also be grounds for an action on the part of the Association to recover civil damages or to obtain injunctive relief in order to remedy the violation. Reasonable notice and an opportunity for a hearing will be given to the delinquent owner prior to commencing any legal proceedings.

6.1.4 Any action to enforce compliance with the governing documents may be brought by the Association, the Manager in the name of the Association and on behalf of all owners, or by any aggrieved owner or owners.

6.1.5 In addition to the remedies set forth above, any violation of the governing documents shall give to the Association, and to the Manager on behalf of the Association, the right to enter upon the offending premises or take appropriate peaceful action to abate, remove, modify or replace, at the expense of the offending owner, any structure, thing or condition that may exist thereon contrary to the interest of the Owners and provisions of the governing documents. Any such procedure shall be at the expense of the owner or other person responsible for the offending condition.

6.1.6 All of the remedies set forth above are cumulative and not exclusive.

6.1.7 The failure of the Association, the Executive Board, the Manager, or any aggrieved Owner to enforce compliance with the governing documents or take any step to remedy a violation of the governing documents will not be deemed a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of the governing documents at any future time.

6.1.8 No member of the Executive Board, the Manager or any Owner will be liable to any other Owner or to any tenant for the failure to enforce any provision of the governing documents at any time.

6.1.9 If legal assistance is obtained to enforce any of the provisions of the governing documents, or in any legal proceeding for damages or for the enforcement of the governing documents or the restraint of violations of the governing documents, the prevailing party will be entitled to recover all costs incurred by the prevailing party in such action, including reasonable attorney fees (and legal assistant fees) as may be incurred or as may be determined by the court.

7. Complaints; Dispute Resolution. In addition to the remedial procedures set forth in Section 5 above, if a dispute should arise between any of the Owners concerning any claimed violation of these Rules and Regulations, or any Owner is aggrieved as to violation of any of the provisions of these Rules and Regulations, such Owner may bring his grievance, in writing, before the Board for a resolution. The Owner against whom the complaint is directed shall be entitled to respond to the complaint within 10 days following receipt of a copy of the complaint. Following receipt of a response to the complaint, or the

expiration of 10 days following receipt of the complaint by the responding Owner, the Board shall proceed to review the grievance and act as arbitrator or may appoint a panel which may include the Manager. The Board shall conduct a hearing, with notice to all affected Owners, whereat each Owner will be entitled to present testimony and cross-examine opposing parties on the issues presented in the grievance. The Board shall render a decision within 30 days following a hearing and the Board's decision shall be binding on all parties.

8. Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Construction Application Form

Edwards Village Center – Tenant Improvement Authorization and Check List

Managers
Approval

1	Date of Application _____	
2	Unit Number(s) _____	
3	Unit Owner(s) _____	
4	Unit Owner(s) Address _____	
5	Unit Owner(s) Telephone # _____	
6	Other Tele Contact # _____	
7	Unit Owner(s) Email Address _____	
8	Tenant(s) Business Name _____	
9	Tenant(s) Contact Name _____	
10	Tenant(s) Mailing Address _____	
11	Tenant(s) Telephone # _____	
12	Other Tele Contact # _____	
13	Tenant(s) Email Address _____	
14	Description of Work to unit _____	
	Office _____	
	Retail _____	
	Restaurant _____	
	Other _____	
15	Contractor or Builder's Name _____	
16	Contractor or Builder's Address _____	
17	Contractor/Telephone (O) _____	
18	Supervisor/Foreman Name _____	
19	Supervisor/Telephone # (O) _____	
20	Supervisor/Mobile Phone # _____	
21	Copy of Construction Plans Required: Date Submitted: _____	
22	Date of start of construction: _____	
23	Estimated date of Completion _____	
24	Copy of Contractors Workman's Comp Insurance Form / Received Date: _____	
25	Copy of Contractors General Liability Insurance Form / Received Date: _____	
26	Electrical Plan: Date Submitted: _____ Electrical Permit # _____	
27	Plumbing Plan: Date Submitted: _____ Plumbing Permit # _____	
28	Framing Plan: Date Submitted: _____ Framing Permit # _____	
29	Demolition Plan: Date Submitted: _____ Demolition Permit # _____	
30	Construction Debris Plan: Will there be a construction dumpster delivered? _____ Name of dumpster provider and contact information: _____	
31	Construction Dumpster/Location Approved by Manager: _____ Yes / No _____	
32	Hours of Construction _____	

Demolition Hours: _____ to _____
Construction Hours: _____ to _____

33 Contractors plan for noise abatement and non-disturbance of existing tenants:

34 Approval of Manager for noise abatement and non-disturbance of existing tenants: YES ___ NO ___

35 Owners/Tenants security deposit bond paid to Association prior to construction in the amount to be determined by manager for assurance of non-disturbance. Any unused portion of the security deposit shall be returned to Owner/Tenant upon completion of TI work:

36 Security Deposit Amount: \$ _____ Check# _____ Date Received: _____

GENERAL INFORMATION:

Will the TI require relocating existing HVAC vents/thermostats/VAV Motors? YES NO _____

Explain:

Will the TI work require relocating existing electrical wiring? YES NO _____

Explain:

Will the TI require additional plumbing/vent stack/connecting to sewer main? YES NO _____

Explain:

Will the proposed construction require core drilling of floors? YES NO _____

Explain:

Will construction require breaking concrete floor on street level? YES NO _____

Explain:

Will construction require penetration of the roof membrane? YES NO _____

Explain:

Will TI require access to telephone room and cable conduit? YES NO _____

Associations conditions and requirements for the approval of the Tenant Improvements:

AGREED TO BY UNIT OWNER:

Printed Name Date: _____

WITNESS TO SIGNATURE OF UNIT OWNER:

Date: _____

APPROVED:

Edwards Village Center Owners Association

Manager Date: _____