

## RULES REGARDING CONSTRUCTION AND CONTRACTORS

### 1. Regulations

All construction projects must conform to the following rules.

- 1.1. All contractors will be required to agree to and sign a copy of the "Rules Regarding Construction". A copy for signature can be found in the Appendix.
- 1.2. A "Construction Notice" must be displayed outside of the unit for the period of construction. The notice must be placed in a conspicuous location that has been approved by the Maintenance Manager.

### 2. Insurance

All contractors working at the Telluride Lodge must carry appropriate "Builder's Risk Insurance". The minimum acceptable coverage is \$1,000,000; more complex projects may require higher limits. The owner or contractor must provide the Association Manager with proof of "Builder's Risk Insurance" prior to beginning any work at the Telluride Lodge. The insurance must show the Telluride Lodge Association as a named insured. The insurance policy must remain in place for the entirety of the duration of the construction project.

### 3. Contractors Register with Association

All contractors and /or subcontractors must sign in with and provide contact information to the Association Manager prior to commencing work on any unit. When their work has been completed, the Maintenance Manager should be notified. Such notification will insure that the contractor or worker is not held responsible for actions of those who follow.

- 3.1. Construction Hours. Construction hours, including cleanup of common elements, are limited to 8:00 a.m. to 5:00 p.m. Monday-Friday. Absolutely no work shall be performed on weekends, or major holidays such as Easter, Christmas, Thanksgiving, New Years, etc.
- 3.2. Hallways. Hallway areas must be cleaned daily and cleared of all debris by 5:00 pm. Construction materials may not be stored in the hallways. If Lodge personnel must clean hallways due to construction, or remove debris, the owner will be charged a fee. This fee will be a minimum of \$100 per incident. Payment and late charges will be treated as any other assessment.
- 3.3. Dumpsters and Construction Trailers. All dumpsters and construction trailers must be pre-approved by the Maintenance Manager who will determine the location, size and time limit for the dumpster.
  - 3.3.1. Dumpsters must be covered nightly at 5:00 pm.
  - 3.3.2. If the dumpster or trailer has not been pre-approved or exceeds its time limit, and must be moved or is in an overflow situation as determined by the Maintenance Manager, removal will be done at owner expense. The charge will be the cost of removal plus a \$50 fee.
  - 3.3.3. Construction refuse may not be placed in the dumpsters maintained for the use of Lodge residents for general trash.
  - 3.3.4. If an owner's agent fails to follow the rules regarding dumpsters, the dumpster will be

removed from the premises, and permission will not be granted for placement of another dumpster on Lodge property. The removal will be at the owner's expense, plus a \$250 fee.

- 3.4. Damage to Common elements. The owner is responsible for any damage to common elements including, but not limited to hallways, lawns, landscaping or grounds. If the Association has to repair damages done by a contractor or owner during construction, the owner is responsible for all expenses incurred in the repair.
- 3.5. Time Limits. A project must be completed within the time period approved by the Board or as set forth in Paragraph 2.11 of the Renovation Guidelines. This period will be measured from the earliest of start of any construction, demolition, or delivery of supplies. Completion will occur when the Board has determined that all significant work on the project has been completed including cleanup. It is the owner's responsibility to track time limits. If a project exceeds the allowed time, the owner will be subject to fines as set forth in Paragraph 6.7 of the Renovation Guidelines.

4. Parking

A maximum of two permits will be issued for each project. One permit per car, truck, equipment or trailer is required. Additional vehicles should use town parking. Permits are for paved, designated parking areas. Construction vehicles may not block emergency egresses. Vehicles shall not park on unless *actively* loading or unloading materials. In no case shall vehicles be parked on the grass

5. Restrooms

Contractors and their personnel must use the public restrooms located on the first floor of the building above Clark's Market or the facilities at the base of the Coonskin Lift. Under no circumstances are workers to use the office restroom. No contractor or workers may use the spa facilities.

6. Contractor's violation of the Renovation Guidelines

Any contractor who knowingly and/or flagrantly disregards these Renovation Guidelines and/or the Telluride Lodge Rules may be fined \$1000 for the first offense, \$2000 for the second, and removed from the premises for the third.

**SIGNED AND AGREE**

OWNER

CONTRACTOR(S)

Unit Number \_\_\_\_\_

Company \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Work Preview Checklist

Unit \_\_\_\_\_

Date \_\_\_\_\_

Participants:

Board Member \_\_\_\_\_

Maintenance Manager \_\_\_\_\_

Owner \_\_\_\_\_

Contractor \_\_\_\_\_

Permits Issued and on file \_\_\_\_\_

Contact information on file \_\_\_\_\_

Contractors proof of insurance on file \_\_\_\_\_

Received/reviewed Construction Rules \_\_\_\_\_

Utility locations identified \_\_\_\_\_

Pictures taken \_\_\_\_\_

Work corridor defined \_\_\_\_\_

Infrastructure Damage Deposit \_\_\_\_\_

Amount \_\_\_\_\_

Dumpster location, time, size \_\_\_\_\_

Expected start date \_\_\_\_\_

End date \_\_\_\_\_

Are there any items that need to be completed BEFORE construction starts that are not noted above?  
E.g. permits, fees, etc. If so, please note on reverse side.