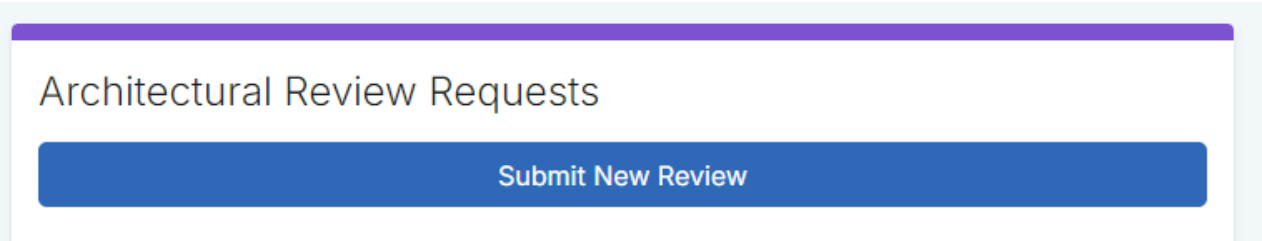
Remodel & Construction Rules

VRC owners must submit all renovation, window & door replacement, sound underlayment, and variance requests through the **Architectural Review Requests** section on the HOA AppFolio Portal. A detailed scope of work along with any signed documents, specs, and applicable permits should be included.



1. Contractors are required to provide the VRC with a current Certificate of Insurance and a copy of any applicable Town of Vail permits (building, mechanical, electrical, etc.) before work may begin. A contractor must be "registered" with the Town of Vail to pull permits.

2. All construction and remodeling must be scheduled to occur only during specific timeframes: April 1st – June 30th and August 15th – December 1st. Additionally, no work is allowed Friday – Monday of Labor Day weekend and Wednesday – Sunday of the Thanksgiving holiday.

3. Work is allowed Monday - Thursday between 9am and 5pm and Fridays between 9am and 2pm; no weekends.

4. Any common area, structural or architectural change requests must be approved by the VRC Board of Directors before construction may begin. A VRC Architectural Review Request is required along with any appropriate plans, drawings, or specs.

5. **Required Sound Underlayment**. An HOA approved sound underlayment is required with the installation of any hard surface flooring in buildings 1-15. A VRC Architectural Review Request is required confirming which HOA approved material will be installed before work may begin.

6. No items of any type can be stored or left outside the unit. All work must be completed inside the unit. Do not set up workstations outside the unit on any common areas. If at any time the Association must clean up remodel debris, the homeowner will be billed.

7. No staining or lacquering allowed on property unless prior approval is given.

8. Do not at any time block access to stairwells or sidewalks.

9. Do not use VRC dumpsters to dispose of construction debris. No trailers or oversized vehicles are permitted on the property. All temporary roll-off dumpsters or trash trailers must be approved in advance.

10. Fines are billed to the homeowner and or the contractor for any violations of the Rules & Regulations.

11. The VRC lift should be scheduled ahead of time and at least 72 hours in advance through the maintenance department. Please be aware that the lift may not always be available, and a usage fee will be billed to the owner's HOA account.

12. Contractors should always check-in with the Front Desk before beginning a project as a temporary parking pass is necessary.

Any questions, assistance or special requests can be directed to VRC Managers -

Kim Rediker, General Manager – Kim@VRCMR.com
Steve Loftus, Director of Facilities & Grounds – Steve@VRCMR.com
Lindsay Stadler, Owner Relations Manager – Lindsay@VRCMR.com
Ryan Webster, Manager of Interior Operations – Ryan@VRCMR.com

Acknowledgment of the Rules -

Contractor or Owner Signature:

Print Name:

Date:

Unit Number: