

POLICIES AND GUIDELINES FOR BOARD OF DIRECTORS AND MANAGEMENT

Management and the Board of Directors when granting approval of construction projects or approving day-to-day requests from Owners have followed, at the very least, the spirit of the Stonebridge Condominiums Declaration, and in most cases the exact directions when making decisions. Also, decision makers have been careful to grant an approval while considering the precedent it would set to be fair for future reviews. These written guidelines follow the Stonebridge Condominium Declaration and are intended to assist the decision maker's day-to-day Management and Board of Directors approval decisions. The following Common Elements and issues should be considered: balconies, shared common hallways, non-shared hallways, storage units, parking spaces, and fireplaces.

RENOVATIONS

All renovations, no matter how minor, must be submitted for Management and for approval by the Board of Directors. Any renovations done without approval will be subject to a fine determined by how severe the violation was. All renovations are only allowed during the spring and fall off-season periods, April – day after ski season ends to June 1 and September 15 – December 1. This includes any work within the condominium unit, i.e., painting, laying down new carpet, etc.

OWNER'S CONDOMINIUM UNIT BOUNDARIES

The condominium unit boundaries are defined on the condominium Association plat drawings. Any penetrations through walls or ceilings outside these boundaries is not allowed. The only exceptions would be for mechanical and electrical services, and dryer vents, which also would require Board approval. Dryer vent size, location, and appearance must have approval by the Board of Directors.

BALCONIES

The owners are allowed approved lawn furniture, barbecue grills and firewood on their balcony. Approved ski chairs are considered furniture.

Any personal items such as holiday lights or flags are not permitted. If we allow holiday lights, which many properties do, only allowed from Thanksgiving – January 15. Ski storage units are not allowed, however 2 ski storage units have been grand-fathered in and will be removed when and if the units are sold. Wind chimes would be at the discretion of Management approval. Management allows flower boxes during the summer and fall months.

SHARED COMMON HALLWAYS

In some cases, redecoration by the owners of the adjacent units has been allowed after their mutual agreement in writing and the approval of the Board. All costs are the owners responsibilities.

NON-SHARED COMMON HALLWAYS

These hallways are the condominium Association's property and it is responsible to insure this area. These hallways are within the condominium units boundaries and the owner may redecorate these areas only with Board approval and at their own expense. Any structural changes will be considered with Board approval. There are 4 hallways that are within the condominium units boundaries (#915, #925, #935 and #945).

STORAGE UNITS

These are limited common elements and are the property of the condominium Association, and are it's responsibility to insure and maintain. All assignments of these units will be at the discretion of Management. Every effort will be made to accommodate owners requests for location of their storage unit. Any improvements, i.e., shelves will be done at the owner's expense and Management approval.

PARKING SPACES

These are limited common elements and are the property of the condominium Association. The Association is responsible to insure and maintain. All assignments of these spaces will be at the discretion of Management and the Board of Directors. If an owner requests to move his/her parking space, they need to request this change in writing and it needs to be approved by Management and the Board of Directors.

FIREPLACES

Refacing the fireplace with new brick or stone, new doors or gas logs, will be allowed with prior Board of Director's approval and at the expense of the owner. Any structural changes are not allowed.

STRUCTURAL, MECHANICAL, ELECTRICAL CHANGES

Any of these changes within the boundaries of the condominium owner's unit will be considered at the time of approval and must be accompanied by complete engineered plans.

LANDSCAPING

The Association owns all aspects of the landscaping at Stonebridge Condominiums. Cutting down trees, etc. is not allowed.