

HATCHER VILLAGE CONDO'S OWNERS ASSOCIATION

Regulations for Owners

Access to Individual Air Space Units - The Association hereby adopts the following policy and procedures for access to Hatcher Village Owner's condominium units. This right to access the Individual Air Space Units is given under Hatcher Village Association Declarations Section 14.9 (Easements of access for repair, maintenance, or emergencies). Under this covenant the Association has the irrevocable right of access to each unit during reasonable hours when necessary for repair, maintenance or emergencies. The following are procedures that will be followed concerning Association access:

1. During routine maintenance or repair the Association will give reasonable notice for access to the Individual Air Space Unit.
2. The Manager and a Board designee shall enter the unit to have the repair or maintenance performed.
3. Each Owner shall provide a key or a code to a key box to the Association for emergency access.
4. The keys to the units shall be kept in a key box located with the Manager or under the care of the Manager.
5. The Owners will be notified when an emergency access has occurred as soon as possible.

Annual Inspections - Annual inspections will be done each year of the crawl spaces, fire extinguishers, and decks. Owners will be notified before inspections of the crawl spaces and fire extinguishers. Any problems will be reported to owners.

Antennas and Satellite Dishes - Antennas and satellite dishes are allowed under federal law. These devices cannot be placed on the lawns. All cabling and wiring must be done in an unobtrusive manner and adequately attached to the building. When the antenna or satellite dish is no longer in use it must be removed. Owners must notify the manager prior to installation of the satellite dish or antenna.

Dryer Venting - In all units the dryer vent shall be vented to the outside, except where it is not possible to vent to the outside an *indoor dryer vent* shall be installed. The siding must not be cut for installation for outside venting without prior pre-approval of the Board of Directors. At no time shall the dryer be vented down into a unit's crawl space.

Insurance Responsibility - Each condominium owner is required to purchase and retain an adequate amount of hazard insurance on personal property and liability insurance.

Interior of the Condo

The interior of the condo shall be kept in good repair. An owner shall do no act or work that will impair the structural soundness of the utility, heating, plumbing or building integrity.

Taxes

Payment of Condo state and local property taxes and PLPOA assessments are the sole responsibility of the Condo Owners.

Windows, Doors and other Exterior or Structural Modifications

All windows, doors, and other exterior modifications must be approved by the board of directors. These must be white in color. Front doors may be painted using the Board approved color paint pallet with prior approval of the Board of Directors. Windows and sliding doors must be vinyl. Window trim and doors shall be in the color of white unless otherwise pre-approved by the Board. All glass replacements need to be low E or better in quality. All exterior building modifications and all structural modifications must be pre-approved in writing by the board of directors prior to implementation.

Association Rights to Perform Certain Maintenance. *In event an owner of any condo unit shall fail to maintain their premises and improvements thereon in accordance to Association standards, the Association shall have the right to enter the property and restore or repair the property to meet Association standards. At least 45 days prior written notice shall be given to the Property Owner outlining such deficiencies and permit Owners reasonable time to correct such deficiencies. The cost of such repairs or improvements if they are made by the Association shall be added to the annual maintenance fees of the Condo Owner. The Association shall not be liable for any alleged damage to personal property that may be caused by making such repairs or improvements. (Declaration of Restrictions Pagosa, Article 8)*