

HOA Specifications for Replacement Doorbells at The Ponds at Blue River

Homeowners may replace doorbells on their unit at the Homeowner's expense in accordance with the following guidelines:

All costs of labor and materials for replacing any doorbell will be at the Homeowner's expense.

Any damage to the unit (including the exterior siding) caused in replacing the doorbell shall be promptly repaired to the satisfaction of the Board of Directors by the Homeowner, at the Homeowner's expense.

Doorbells may not be removed completely, only replaced.

Replacement doorbells should not exceed [4 inches x 4 inches] and shall be installed in the same location as the doorbell originally installed on the unit.

HOA Specification for Ceiling Fans on Patios at The Ponds at Blue River

Homeowner's may install ceiling fans on the patios of their unit at the Homeowner's expense in accordance with the following guidelines:

All costs of labor and materials associated with installing a ceiling fan on the patio will be at the Homeowner's expense.

Any damage to the unit (including to the exterior of the unit) caused by the installation of a ceiling fan on the patio shall be promptly repaired to the satisfaction of the Board of Directors by the Homeowner, at the Homeowner's expense.

All ceiling fans installed on the patio shall be installed under the covered portion of the patio. The down rod shall not exceed [10] inches. The ceiling fan shall have a wood finish reasonably consistent with the colors and finishes of the units.

HOA Specification for Changing the Door Trim on the Rear Patio Door to eliminate the window pane trim at The Ponds at Blue River

Homeowner's may install replacement door trim on the rear patio door of their unit to eliminate the window pane trim on at the Homeowner's expense in accordance with the following guidelines:

All costs of labor and materials associated with installing replacement door trim on the rear patio door to eliminate the window pane trim will be at the Homeowner's expense.

Any damage to the unit (including to the exterior of the unit) caused by the installation of replacement door trim on the rear patio door shall be promptly repaired to the satisfaction of the Board of Directors by the Homeowner, at the Homeowner's expense.

The replacement door trim used must be the same as the door trim that is being replaced, with the exception that the Homeowner may elect to install door trim that does not include the window panes. Note to Homeowners: the glass on the rear doors is a solid piece, not individual window panes.

Replacement door trim without the window panes can be purchased at Breckenridge Building Center on Hwy 9 in Breckenridge. The UPC codes for this trim in 2008 were: Interior trim 8301076 and Exterior Trim 8301093. Note to Homeowners: The interior and exterior trim pieces screw together holding the glass in place.

Homeowner's may paint the exterior door trim the same color as the exterior door, at the Homeowner's expense.

HOA Specification for Replacing the Side Light Glass at the Front Door at The Ponds at Blue River

Homeowners may replace the side light glass at the front door of their unit at the Homeowner's expense in accordance with the following guidelines:

All costs of labor and materials associated with replacing the side light glass at the front door will be at the Homeowner's expense.

Any damage to the unit (including to the exterior of the unit) caused by replacing the side light glass at the front door shall be promptly repaired to the satisfaction of the Board of Directors by the Homeowner, at the Homeowner's expense.

Homeowners may replace the side light glass at the front door to their unit with [clear beveled glass] [or frosted glass]. [No stained glass, tinted glass, or colored glass replacement of the side light glass at the front door to any unit is allowed.]

HOA Specification for Homeowners' Painting at the Entrances to their Unit at The Ponds at Blue River

Although the maintenance of the exterior of the units at The Ponds at Blue River is the responsibility of the HOA, the Board recognizes that some Homeowners may desire to touch up the entrances to their units from time to time. Homeowners may touch up around the entrances to their units (doors, siding, and door trim/molding) at the Homeowner's expense in accordance with the following guidelines:

All costs of labor and materials for any touch up of entrances to any individual unit done at the Homeowner's election will be at the Homeowner's expense.

Any damage to the unit caused in the course of any elective touch up of an individual unit shall be promptly repaired to the satisfaction of the Board of Directors by the Homeowner, at the Homeowner's expense. Homeowner's should note that the exterior

siding and doors will fade over time. Paint colors will not match perfectly over time. Homeowner's desiring to 'touch up' their front doors or door trim may need to paint the entire door and trim in order to achieve a uniform color. Touching up siding outside of the immediate area of the doorway is not allowed and again, Homeowners who desire to 'touch up' the siding directly adjacent to the door may need to paint all of the siding in the entry way in order to achieve a uniform color. If an entryway is 'touched up' and the result is not uniform, the Board of Directors may require the Homeowner to complete additional painting to achieve a uniform effect, at the Homeowner's cost.

The only paint colors that may be used for any such elective touch up of an entrance are:

Door and door/window trim: _

Sikkens Rubbol Hazelnut #215

Light building siding color:

Sikkens Rubbol Maple #211

Dark building siding color:

Sikkens Rubbol Butternut #213.