

Lake Forest Condominium Association

Architectural Improvement and Remodeling Policy

Introduction:

Lake Forest unit owners are welcome to upgrade or improve the **interior of their units** to suit their personal style and individual tastes. The Lake Forest Home Owners Association (HOA) has established the following procedures, requirements and standards in order to maintain the high quality of Lake Forest Condominiums and to ensure that all such work is done in a safe, workmanship like manner. These rules are designed to minimize the adverse impact on other unit owners and maintain the best possible living standards, aesthetics and property values for all unit owners.

Procedures:

A unit owner desiring to make modifications or improvements to the **interior of their unit** must complete and file the Architectural Improvement and Remodeling Request form to the HOA (see attached Form). **Written approval must be obtained prior to commencement of any work** (with the exception of owner DIY projects that do not require permits). This form along with all required supporting documents shall be filed to:

*Lake Forest Condominiums HOA
c/o Summit Resort Group Box 2590, Dillon, CO 80435
Phone: 970-468-9137 Fax: 970-468-2556 Email: klovett@srgsummit.com*

Requirements:

1. Owner improvements are **only permitted within the individual units** and may not interfere with or affect any adjoining units.
2. **No modification of any kind will be permitted to the building exteriors** or any Common Element of the Lake Forest Condominiums complex. For example: vents going through siding, siding, railings, decking, external doors, windows, light fixtures etc.
3. Any request to make changes to structural interior walls, plumbing locations, electrical wiring, fireplaces, windows or doors must be accompanied by detailed drawings, specifications and descriptive literature.
4. For any work that may require building permits by either Summit County or the Town of Frisco, the unit owner must obtain such permits and provide a copy thereof to the HOA prior to the commencement of any work.
5. Any contractor or tradesman engaged by the unit owner to work on the unit **must be licensed** in the trade they are practicing and insured in Summit County or the Town of Frisco for the type of work requested. It shall be the unit owner's responsibility to provide written evidence of the contractor's and/or tradesmen's proper license and insurance to the HOA.
6. Additional unit contractor/DIYer needs requiring specific written Board approval:
 - a. On-site contractor vehicle 'storage' (e.g., van or a trailer used to store tools or materials and left on-site overnight during the unit's project);

- b. Common area workspace (e.g., tile cutting, wood sawing). If an outside workspace is needed, the owner must also define the plan to ensure their contractor does a daily cleanup of any such common areas.

Restrictions:

The Unit owner must ensure that:

1. Construction debris, fixtures or furnishings of any kind are **NOT** discarded in the Lake Forest trash building or recycle receptacles.
2. Any construction debris that has been left for the site manager to clean will be charged back to the owner.
3. Construction vehicles, materials and supplies do not block any entryway except for very short periods while direct loading or unloading activity is underway.
4. No construction materials supplies, tools, trailers or vehicles will remain outside overnight or on weekends.
5. Noise from construction must be limited as much as possible. Hours of construction activity will be limited to 8 a.m. to 6 p.m., Monday–Friday. On Saturday, construction is allowed only on between 8 a.m. and 2 p.m. No construction is permitted on Sundays.
6. Construction activity is conducted in a manner that does not leave any dust, scraps, paint or other damage to the exterior stairs, railings, decks, building walls or driveway surfaces of Lake Forest.

Standards:

1. **Windows and exterior doors.** A unit owner may replace windows or patio doors in their unit only with approved products from the list in **Attachment A & D**. Exceptions to this list may be granted on a case-by-case basis only upon written approval by the Board. Note that Summit County requires that all window and door replacements meet County energy codes and be permitted before installation.
2. **Front doors.** A unit owner may not replace or modify the front door. It is a limited common element.
3. **Front door locksets and deadbolts.** Owners may replace front door locksets and deadbolts. The recommended exterior standard is bright brass to coordinate with original materials and recently renewed unit numbering. Typical examples are shown in **Attachment B**. Exceptions to this list may be granted on a case-by-case basis only upon written approval by the Board.
4. **Screen/Storm Doors** Owners may install screen/storm doors on the entry of their unit. The only storm/screen door approved for Lake Forest is shown in **Attachment C**. Exceptions to this standard may be granted on a case-by-case basis only upon written approval by the Board.
5. **Flooring.** Lake Forest Condos were initially constructed with carpeting on most of the flooring. This provided a reasonable sound barrier for any units on lower floors. If an owner wishes to replace the carpeting or any current flooring with a solid type of flooring, i.e., hardwood, tile, composite synthetic wood etc.; a minimum sound standard for the new flooring system (STC or IIC) of 65 db will

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be required. This noise abatement standard will not apply to ground floor units. In addition, a moisture barrier will be required.

6. **Interior Walls** No interior walls may be constructed in units or garages that interfere with the proper operation of the fire suppression sprinkler system. No structural changes to interior walls are allowed without written Board approval.
7. **Fire Suppression System.** Relocation or modification of any element of the fire suppression system will not be allowed for safety and contractual reasons.
8. **Shades, blinds, and curtains.** Unit owners' choice may be installed, so long as the street-side color is a neutral color such as white, ivory or beige with no other design or lettering showing.

Authorized and enacted by the Lake Forest Board of Directors.

By Skip Hale HOA President 8/16/22 Date

Lake Forest Condominium Association
Architectural Improvement and Remodeling Request Form

Unit Number _____ Unit Owner Name(s) _____

Mailing Address _____

Phone _____ Email _____

Description of project (include detail plans, colors, model #'s, layouts, etc.):

Planned START date _____ Planned COMPLETION date _____

I (we) understand that I must receive written approval of the HOA in order to proceed. I also understand that HOA approval DOES NOT constitute approval of the local building department and that I may be required to obtain a building permit. Any project not started within 120 days of HOA approval will require another request by the unit owner.

UNIT OWNER signature _____ Date _____

HOA Board of Directors Action:

- Approved as submitted
- Approved subject to modifications required below
- Disapproved. Comments below

Signature of HOA PRESIDENT _____ Date _____

Required Modifications or Comments (if any):



Pella Lifestyle wood windows and patio doors with brown painted aluminum exterior cladding. These products were used in the 2019 renovation project.

Specifications:

Exterior Color: Standard Enduraclad, Brown Aluminum

Glass: Insulated Tempered, Low-E insulating, Air Filled High Altitude

Hardware options: Oil Rubbed Bronze

Recommended supplier is Lowes in Silverthorne.

ITEM	DETAIL
1-A	Deck Patio door replacement. <u>Option A</u> . Pella Lifestyle Series Gliding Patio Door 95-1/4" x 79 -1/2"
1-B	Deck Patio door replacement. <u>Option B</u> . Pella Lifestyle series Gliding Patio Door with Cellular shades between-the-glass, manual operation. 95-1/4" x 79 -1/2"
2	Deck/ patio fixed window - 24" x 36" Pella Lifestyle Series Fixed
3	End Building - Existing 2 wide slider - 70 1/2" x 27" Pella Lifestyle Series Casement 3 wide vent-fixed-vent
4	Front buildings A-D 3rd floor end existing 2 wide slider - 70 1/2" x 46 3/4" Pella Lifestyle Series Casement 2-wide casement
5	Front buildings A-D 2nd floor existing 2 wide slider - 38 1/2" x 46 3/4" Pella Lifestyle Series Casement- 2 wide casement
6	Front buildings A-D upper level Entry foyer fixed - 36" x 47 7/8" Pella Lifestyle Series Casement, fixed glass
7	End Elevation existing simulated glass block - 70 1/2" x 10" Pella Lifestyle Series fixed sash transom obscure glass
8	Patio door transom - 95 1/4" x 12" Buildings E and F living room 2nd floor units Pella Lifestyle Series Direct set fixed frame w/clear glass
9	Deck swing door from guest bedroom to deck - 36" x 80" Pella Lifestyle Series French inswing door - nominal unit size 37 1/2" x 81 3/4"
10	Building E and F Loft single casement window - 30" x 35 3/4" Pella Lifestyle Series Casement- single wide egress hinge casement
11	Bedroom Window - Casement-Fixed Casement - 71 1/2" x 46 3/4" Pella Lifestyle Series - Triple sash



Applications: Residential single- and multi-family doors

Backset: Universal deadbolts fit 2-3/8 or 2-3/4 backset

Certifications:

Commercial Standard Certification: ANSI/BHMA A156.36-2010 Grade 1

Residential Standard Certification: ANSI/BHMA A156.40-2015

Grade AAA in Security, Durability and Finish

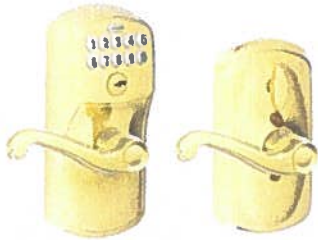
Door thickness range: 1-3/8 to 1-3/4 (5mm-51mm) standard

Keying: 5-pin tumbler C keyway standard, with two brass keys. 6-pin cylinder available

UL Listed: Locks for up to three-hour fire doors available

Warranty: Limited Lifetime Mechanical and Finish Warranty

Model FE595 PLY 505



Save

**Keypad Lever with Plymouth trim
and Flair Lever with Flex Lock**

FE595 PLY 505 PLK
★★★★★ READ REVIEWS

Finish: Bright Brass



Model: B60 505



Save

Single Cylinder Deadbolt

B60 505
★★★★★ READ REVIEWS

Finish: Bright Brass





The 8 Series Fullview
Storm/Screen Door



ANDERSEN 8 Series Storm Door

Fullview Retractable Storm Door

- Bronze Color
- Brass Hardware
- 36" wide x 80" wide

Recommended supplier is Home Depot.

Andersen's most popular anytime ventilation storm door

Features convenient one-hand retractable insect screen

Thick aluminum frame (1 1/2" thick) with reinforced corners

Premium double layer weather stripping for added energy efficiency

Dual closers for added durability

Push-button closer keeps the door open and your hands free

Built-in keyed deadbolt lock with choice of Colors.

Note: all existing Forest Green storm/screen doors are approved as currently installed.

ATTACHMENT D

Lake Forest Condos Architectural Standards

effective 8/x/2022

SKYLINESKY-LITES YCMCUREB-MOUNT Skylight



YCM CUREB-MOUNT

- PVC Bronze Frame
- Bronze Anodized Aluminum Retainer
- Superior Insulation
- Virtually No Thermal Conductivity
- Available in Dome, Pyramid or Flat Glass

Model No.	BxB	Dome Rise
2052	14 1/2" x 46 1/2"	4"
2828	22 1/2" x 22 1/2"	5"
2841	22 1/2" x 35 1/4"	5"
2852	22 1/2" x 46 1/2"	6"
2876	22 1/2" x 69 3/4"	6"
3836	30 1/2" x 30 1/2"	6"
3852	30 1/2" x 46 1/2"	8"
5252	46 1/2" x 46 1/2"	10"

Our most popular curb-mount model is available in a wide range of sizes and glazings.

A photograph of a dark-colored, rectangular skylight with a raised, curved frame, shown from a perspective view.

Recommended supplier is

Skyline Sky-Lites, LLC

2925 Delta Drive, Colorado Springs, CO 80910 Formed acrylic triple dome skylight in thermally broken aluminum curb-mount frame with an inside attachment flange clearance of 27 1/2" x 74 1/4" intended for the outside curb dimension of 26 1/2" x 73 1/4".

Glazing is bronze tinted over clear; frame finish is dark bronze anodized.

866.625.1330 • 719.392.4220 • Fax: 719.392.4685
www.skylites.com