

House Rules Addendum No. 4

DONNER PLACE CONDOS OUTSIDE WINDOW REPLACEMENT GUIDELINES

Owner must receive prior written approval from the Board prior to installing new windows in their Unit.

As part of the approval process, Owner will provide to the Board the following:

1. The name of the installer with written verification they are properly licensed and bonded in the State of Utah for window installation and carry appropriate liability and property damage insurance.
2. Windows must conform to the design and style of existing windows in the Building. The outside color of the window framing will be the same as other outside Building window frames. The inside color of the window framing is up to the Owner. Tinting must be of the same color as other windows in the Building.
3. Units on the second floor through the seventh floor must use a crane both for delivery of new windows and removal of old windows. The elevator may not be used to bring up and down tools, equipment or supplies for the installation without the elevator being properly padded. Workers will use the first level entry ways to gain access to the Unit. Equipment, tools or supplies may not be stored in any common area of the Building.
4. Notice of the date of installation of windows must be given to the Board and/or Manager as soon as the Owner receives notice of installation from its installer. The timeframe for the installation of the windows should also be provided at the same time as the date of installation.
5. A \$3,000 security deposit in the form of a check made payable to Donner Place HOA and delivered to the Manager, Matt Mendenhall of Welch Randal Real Estate.