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TRAILS END CONDOMINIUM OWNERS' ASSOCIATION
UNIT REMODEL/RECONSTRUCTION POLICY

The Trails End unit remodel/reconstruction policy applies to all remodeling or reconstruction work that involves any structural, plumbing, electrical modification(s) and/or flooring changes to an Owner's unit. This policy does not apply to cosmetic unit changes such as painting, carpeting (if replacing carpet for carpet) or up-grading existing fixtures/appliances. Owners may not expand their units into the Trails End common or limited common areas.

Remodeling/reconstruction must conform to the Trails End Declaration, By-Laws and Rules & Regulations. All local, state and federal asbestos testing and remediation regulations must be followed (See the attached asbestos document if you plan to disturb ceiling, walls or linoleum flooring).

Plans must be submitted to the Trails End Board of Directors for approval. Work cannot start without the Board's or the Board representative's approval. If structural changes are being proposed, the plans must include a structural engineer's report.

Proper city and county permits must be obtained and displayed before any work can start. The owner shall reimburse the Association for any expenditure incurred to repair or replace any common element damaged by the owner or his contractors.

All work must be performed by **licensed and insured general contractors and sub-contractors** and all permitting requirements per Town code must be followed. A copy of the license and general liability insurance and necessary permits must be submitted with the formal request which will be kept on file in the official Association's records before Board approval can be obtained.

Key Requirements & Significant Items for Consideration:

1. Any flooring changes, whether carpet or hard surfaced material used, must meet the minimum sound transmission standards adhered to by the Town of Breckenridge building code – International Building Code (IBC) & Residential Code (IRC) – 50-decible (dB). 60dB may be a higher standard to have based on the construction of the building

2. Gas fireplace replacement/upgrades must meet all code requirements. All venting must utilize existing chimney chases and no direct venting to the exterior wall is permitted. Due to safety concerns, access to the roof for venting modifications is only allowed from May 15th to October 15th. Special considerations based on current weather conditions must be approved by the board of Directors and their authorized representative.

3. All Supplies and materials must be stored in the unit or offsite. No storage is allowed in any common area. Limited common elements such as the unit deck may be used as long as the area is kept in an organized manner and, if used for construction work, must be cleaned at the end of each workday.

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4. All construction debris must be immediately removed from the property and the Trails End dumpsters may not be used.

5. Construction trailers and dumpsters are not permitted unless prior approval is given by the Board of Directors. If approved, all trailers and dumpsters must be stored at the north end of the parking lot.

6. Use of lobby luggage carts is not permitted. Construction carts are available upon request.

7. Remodeling/reconstruction work is only permitted between the hours of 8:30am to 5:30pm daily. FYI – TOB construction noise hours 7AM to 6:59PM Monday through Saturday

8. Major renovation construction should be limited to the offseason months of May – June and mid-September to mid-November (after ski season close and before the Thanksgiving weekend)

9. Owners are responsible for enforcing all of the guidelines stated in this policy, any property damage and cleanliness of common areas daily. All building access for contractors must be provided for and coordinated by the unit owner.

Upon completion of the work, the Board must receive copies of approvals of the inspections to meet Summit County and Town of Breckenridge building codes.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Trails End Condominium Owners Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on April 15, 2026 and in witness thereof, the undersigned has subscribed their name.

Trails End Condominium Owners Association,
a Colorado nonprofit corporation

Signed by:
By: Timothy L. Uebele
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Its: President