

## COLUMBINE TOWNHOUSES FIVE ASSOCIATION

### Resolution Regarding Storm/Security Doors, Window Well Covers, and Radon Systems

The following Resolution Regarding Storm/Security Doors, Window Well Covers, and Radon Systems was approved and adopted by the Board of Directors of the Columbine Townhouses Five Association (“Association”), at a regular meeting of the Board of Directors.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following:

#### **Storm/Security Doors**

1. Storm doors or security doors shall be required on all front doors of all Condominium Units.
2. Storm doors or security doors shall be
  - a. Constructed of steel or aluminum; and
  - b. Brown or black in color.
3. Prior to installation of a storm door or security door, an Owner must submit a written request for approval to the Board of Directors with the following information:
  - a. Make;
  - b. Model;
  - c. Material;
  - d. Color; and
  - e. A picture of the proposed door.
4. Prior to installation of a storm door or security door, written approval must first be obtained from the Board of Directors.

#### **Window Well Covers**

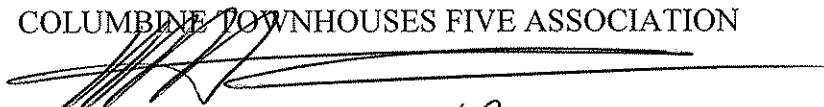
1. Window well covers shall be installed on all window wells.
2. Owners may install window well covers constructed of the following materials:
  - a. Aluminum;
  - b. Wrought Iron; or
  - c. Clear Plastic.
3. If the window well covers are constructed of aluminum or wrought iron, Owners must have the window wells covers installed professionally. If the window well covers are constructed of aluminum or wrought iron, the covers must be black in color.
4. Clear plastic covers are acceptable if they are properly attached and structurally weight bearing.
5. Owners shall maintain window well covers and keep said covers in good condition.

**Radon Mitigation Systems**

1. Radon mitigation systems may be installed in Condominium Units, provided that the systems are:
  - a. Professionally installed by a contractor certified by the National Environmental Health Association or the National Radon Safety Board.
  - b. Installed in accordance with the standards and regulations of the Environmental Protection Agency.
2. All components of the system shall be sealed properly and vented in a manner not to affect neighboring Condominium Units.
3. All components on the exterior of the system, such as the PVC or aluminum gutter piping, must be painted to match the building.
4. Prior to installation of a radon mitigation system, an Owner must submit a written request for approval to the Board of Directors with the following information:
  - a. Drawings or photographs of the proposed system, including location of the system; and
  - b. Evidence that the proposed contractor is properly certified.
5. Prior to installation of a radon mitigation system, written approval must first be obtained from the Board of Directors.

The undersigned hereby certifies that the foregoing resolution was approved and adopted by the Board of Directors of the Association, on the 9 day of MAY, 2013

COLUMBINE TOWNHOUSES FIVE ASSOCIATION

  
By: DEEDEE HEYNE its VP