

ROOF PROJECT NOTICE

With the upcoming roof repairs the BOD would like to inform all owners how the repairs have been scheduled and what important facts need to be noted. Please take the time to read through everything carefully to understand all the schedules and relay this information to your tenants.

Schedule: The roof repairs are scheduled to commence on April 3, 2017 and it is anticipated that each building will take approximately 2 to 3 weeks to complete weather permitting. Construction hours will be from 7am to 7pm Monday to Friday and possibly on Saturday's from 8am to 4pm. A tentative schedule is available on the website. The sequence of the building repairs will start with building **3** then moving onto buildings **2, 1, 4, 5, 6, 12, 11, 10, 9, 8, 7.**

Notices: Owners will be notified of construction schedules via email and notices in the notice boards. Additional emails will be sent out 3 days prior to construction commencing on their particular building, each unit will also receive a notice on their front door. It is wholly the responsibility of the owner to inform their tenants of all communications. All rules and regulations will be strictly enforced.

Condo access: Whilst the roofing contractor is busy on any particular building they might discover some repairs that would necessitate getting access to a particular unit to complete the repair. Should this be the case then Silver Mountain Properties will contact the owner and tenant to arrange access, the cooperation of all owners and tenants in this regard will be of vital importance.

Parking: A construction permit system will be introduced. Prior to construction of a particular building each unit will be given one temporary construction permit, this permit will be treated as the current blue permits (10 buildings) and red permits (2 buildings) these permits will only be valid for as long as construction on a particular building takes place. Once construction has ended on their building the permit will become void and normal parking regulations will be enforced. Please note that these parking permits will be given to owners / tenants 2 to 3 days prior to their building commencing construction, it will either be given personally or slid under their door together with their construction notice.

Garages: Owners / tenants will only be allowed to use their garages between 7pm in the evenings and 7am in the morning. Should owners choose to use their garages for overnight parking then it is imperative that they move their vehicle before 7am (construction start time), if this is not done then the vehicle will have to remain in the garage for the day or face a fine which could be as high as \$1000.00 for the interruption in construction. The contractor has assured the board that they will clean up after the day and have the areas swept with magnets to pick up any screws, nails, etc.

Access to the buildings and garages: Please note that owners / tenants will have access to the building at all times via one of the building entrance doors. The garages will have full access from the inside hallway and will not be restricted.

Trash: During construction of a particular building the owners / tenants are requested to put their trash out the night before trash day in their normal locations. The contractor will liaise with Mountain Waste and move all trash to a designated area for collection. All the trash cans can be reclaimed and stored away as usual from these designated areas which will be close by.

Thank you for your cooperation – Silver Mountain Properties – 970 963 4900