

Riverwalk Garnet Building Association Hall Guidelines

Approved December 8, 2004

Purpose

The purpose of these hall guidelines is to ensure that the common areas of the Riverwalk Garnet Building are maintained and presented in such a manner that is harmonious and attractive for all owners, tenants and guests who reside and/ or visit the building.

Guiding Principles

The Association acknowledges that each owner or tenant possesses different tastes and opinion on what is harmonious or attractive within the common areas. Encouraged selections would include items that blend with the color schemes of its surrounding hallway while aesthetically matching the environment of the Vail Valley area.

Approved Items

1. A bench or chair that is in good taste and is not in need of repair.
2. A table that is in good taste and is not in need of repair.
3. A doorbell cover that is decorative.
4. Door decoratives, such as a wreath or piece of art, which is in good taste.
5. Small decorative items such as flowers, door mats, etc., which are in good taste.

General Provisions

1. Items must be kept within a reasonable location and must not infringe upon a neighbor or hinder the walkway in any fashion. Per ADA regulations, a three foot path must be available for wheelchair access.
2. Items must not be cluttered and must be arranged in good taste.
3. Any and all items that may require an alteration to the common areas (e.g. something affixed to the hallway wall) must be pre-approved by the Board of Directors and the owner may be responsible for returning the common area to its original shape upon removal of such item at the owner's expense.
4. Seasonal items should be in sync with the season.

Disclaimer

The Board of Directors reserves the right to request an owner or tenant to remove or alter items placed in the common area hallway. Should the owner or tenant refuse, the Board of Directors reserves the right to make such adjustments at the owner's expense.