

DECLARATION OF UNSAFE CONDITION

October 10, 2012

To: Home Owners and Occupants of Beaver Bench Condominiums.

RE: Wood burning fire places in your units.

Because of the recent fire in Building B it is the determination of the Town of Avon Building Department and Eagle River Fire Protection District that, NO further use of the wood burning fireplaces will be allowed Pursuant to Avon Municipal Code, Chapter 15, Section 15.04.040 "Abatement of unsafe conditions, declaration of nuisance".

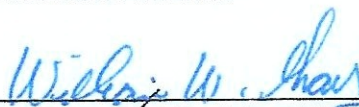
During the investigation of the fire, we noticed that the fireplace flues have been installed with no clearance to combustibles and due to the age of the flues it would be unwise to permit the further use of the fireplaces.

Each fireplace will need to be inspected and certified to be in good working order, the flues will need to be inspected for proper clearance to combustibles and the firebox will need to be inspected to make sure that the walls of the appliance have not been damaged from overheating and are capable of continued service.

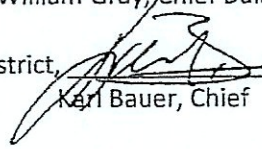
Owners should contact the Home Owners Association on how to proceed with the proper inspections for each unit.

NO FURTHER USE OF THE FIREPLACES IS ALLOWED AT THIS TIME. FAILURE TO OBEY THIS ORDER WILL BE DEMED A VIOLATION OF THE TOWN OF AVON MUNICIPAL CODE.

By order of Town of Avon Building Official,


William Gray, Chief Building Official Town of Avon

Fire Chief for Eagle River Fire Prevention District,


Karl Bauer, Chief



Town of Avon
Post Office Box 975
One Lake Street
Avon, CO 81620

William Gray
Chief Building Official

970.748.4011 direct
970.949.5749 fax
970.390.2823 cell
970.748.4030 main
wgray@avon.org
www.avon.org
Inspection Request Line
970.748.4094