

MINTURN TOWNE HOMES OWNERS ASSOCIATION, INC.

Policies and Procedures Regarding Radon Mitigation Installations

The following Policies and Procedures Regarding Radon Mitigation Installations have been duly adopted by Board of the Minturn Towne Homes Owners Association, Inc. (the "Association"). The definitions set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Minturn Towne Homes (the "Declaration") shall apply to all capitalized terms contained in these Policies and Procedures, unless otherwise noted.

WHEREAS, pursuant to the Bylaws of the Association, the Board is empowered to establish, make and enforce these policies and procedures.

Purpose: To provide Unit Owners with guidelines for any Unit exterior radon mitigation installations. Further, to provide for the safety and protection of the Association and the Property as a whole.

A. *Design Review*

Design Review and Board approval of exterior modifications are set forth in Article 15 of the Declaration.

An example of an approved Radon Mitigation system is on west side of Unit 103 Lions Lane. Pictures of installed system are on last page.

B. *Submittal of Proposal and Requirements.* Should an Owner desire or be required to install a radon mitigation system, the Owner shall submit its proposal in writing to the Board.

1. All proposals must be approved in writing by the Board. No contract shall be entered into by the Owner and no exterior work shall begin without having first obtained prior written approval from the Board. The Board has the right to deny the approval of a proposal which the Board determines does not meet the requirements of this Policy, state and local laws, or any other Governing Documents.
2. This Policy shall be provided to the potential contractors by the Owner for the solicitation of bids from contractors.
3. Any proposal must include the following for the installation of a radon mitigation system:
 - ✓ Must be installed by licensed radon installation contractor
 - ✓ External venting:
 1. Must use PVC (schedule 40 or better) or metal downspouts. Preference is PVC. Location on building will dictate which is best to use. HOA to determine which is best choice.
 2. Venting is to "blend in" as much as possible with exterior of building and is to be routed as determined by the HOA. Prior to your RFP process, reach out to HOA for determination of vent routing that you will provide to your installer. If metal downspout is to be used, cream color is eggshell, brown is dark bronze. If PVC is used, to be painted to match building. The HOA typically keeps paint of each color (cream, tan and deck stain) on hand. Reach out to HOA President to

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see if paint is available. If not, the paint can be purchased at Sherwin-Williams, the colors are under the name “Minturn Town Homes”.

3. Use vibration canceling clamps.
4. If radon motor and venting is to penetrate gas meter doghouse, penetration is to be waterproofed.
5. Motor is to be mounted with rubber gasket clamps on both sides. The goal is to make sure system vibrates as little as possible and does not carry any vibration to the building.

- ✓ **An Owner must submit pictures of unit with drawings and description showing exact location of installation (see attached examples of pictures with drawings and notations). No proposal will be approved without this submission.**
- ✓ List of external materials to be installed that specifically meet the MTH requirements listed above
- ✓ Penetration through external wall is to be waterproofed
- ✓ All debris from installation is to be removed and disposed of properly. This includes core drilling core and wires from electrical install. Owner should police grounds after install to ensure contractors didn’t leave anything behind
- ✓ Copy of contractors license
- ✓ Insurance Certificate of contractor for liability and damage insurance with evidence of being paid and active for when installation will occur
- ✓ Warranty

C. ***Post-Installation Requirements:*** Immediately subsequent to the installation being completed, Owner must submit to the Board:

1. Warranty certificate
2. Pictures of completed project

The Owner must obtain final approval in writing from the Board in order to deem the project complete and in compliance with this Policy. If an Owner fails to complete this final Board approval requirement, the Owner shall be in violation of this Policy and the Board shall follow the Enforcement Policy to require Owner’s compliance, including the use of fines.

The current Owner of the Unit in which a radon system is installed agrees that the MTH Association is not responsible for the repair, replacement, and maintenance of the Unit's radon system, including all external components. If MTH updates its color palate and requires the radon system venting to be altered to match, MTH will incur this cost.

D. ***Amendment***

The Policies and Procedures set forth below may be amended, modified, changed, deleted or added to by the Board and shall be done in accordance with the Policy and Procedure for Adoption and Amendment of Policies, Procedures and Rules.

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Certification: The undersigned, being the President of the Minturn Towne Homes Owners Association, Inc., certifies that the foregoing Policies and Procedures were adopted by the Board of the Association on 03.03, 2025.

By: Michael Gottino
Michael Gottino, President of the Minturn Towne Homes Owners Association

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103 Lions Lane Radon Mitigation System



Installers owners have utilized:

Unit 103 Lions Lane – Tanner Stone, Stone Radon, 970-401-2238