

**Elk Run Phase 4 HOA  
P.O. Box 980092  
Park City, Utah 84098**

August 8, 2010

To all residents of units with a plumbing Riser Room and the buildings Fire Suppression system in their garage:

The Riser Rooms need to be accessed from time to time and occasionally without notice several times throughout the year for regular inspections and maintenance by the HOA, Fire Department, Water Company and Fire Sprinkler System Contractor.

As requested by the Summit county Fire Department and stated in our HOA Documentation:

- All riser rooms should remain clear and be accessible at all times.
- The Riser Room doors cannot be blocked from opening.
- Garage level pedestrian entry doors cannot be blocked from opening.
- There is to be no storage of any kind in the Riser Rooms.

If a unit owner with a Riser Room in their garage changes the key to their lower garage level pedestrian door, they will be responsible to provide the HOA with three copies of the key. The keys are distributed between the fire department, the lock box, which is just out side your pedestrian door and one for the HOA.

If an emergency occurs, in which the Fire Department needs to access the Riser Room and they do not have access to a key they will need to break open the pedestrian door and forcibly remove anything blocking the Riser Room. All resulting damage will be the responsibility of the homeowner.

The HOA needs to inform you that we have reserved the dates of August 16th, 17th and 18th for the inspection and recharging of our fire suppression sprinkler system. These dates were chosen based on the fire sprinkler maintenance companies' availability. The HOA will need access on any and all of these dates as it is not known which date the inspections will take place at a specific address.

The HOA needs to know if you have changed your garage level pedestrian door locks. If they have been changes, you will have to submit three new keys to the HOA by August 12. New keys can be delivered to Joan Ziter at 3092 Elk Run. Please put them in an envelope with your name address and phone number on the envelope. If Joan is not home, she has a mail drop box by her front door.

If you have any questions, you can call Joan at 435-649-9140.

Please acknowledge receipt of this and tell me if you have changed your pedestrian door lock.

Thank you  
The Elk Run Phase IV Board