



## HORIZON TOWERS CONDOMINIUM ASSOCIATION

### POLICY #E: AFTER HOURS EMERGENCY

**BE IT RESOLVED**, the Association hereby adopts the following procedures to be followed for enforcing policies, rules, and regulations and other governing documents of the Association as adopted at a regular meeting of the Board of Directors.

**Purpose:** To adopt a Policy setting forth procedures for after-hour emergency procedures, and/or use of third party.

**NOW, THEREFORE, IT IS RESOLVED** that the Association does hereby adopt the following Policy governing an after-hours emergency:

Horizon Towers Condominium Association (HTCA) recognizes that certain emergency issues will arise outside of regular business hours and require prompt attention. The following policy applies to all after-hours issues that arise:

**Emergency Call.** Homeowners may contact the designated third party for the emergency after hours in the event of a true emergency (most of the time it affects more than one unit), such as:

- a. Active flooding or water /sewer intrusion.
- b. Fire
- c. Structural failure that poses an immediate danger.
- d. Power failure affecting common areas or multiple units.

**HTCA Determination.** HTCA reserves the right to determine if the emergency contact with the third party qualifies as a true emergency. If it is determined the issue is not a true emergency or is limited to an individual unit, the owner who initiated the emergency call will be held responsible for all costs incurred including by not limited to:

- a. Service fees.
- b. Labor.
- c. Materials.

Additionally, HTCA reserves the right to apply these charges retroactively if it is determined after the fact that the after-hours emergency did not meet the criteria of an emergency or was related solely to an individual unit.

**Cost Recovery and Billing.** Any charges related to an after-hours non-emergency or individual unit will be directly billed to the owner. All unpaid amounts are subject to late fees and interest charges as outlined in the Declaration.



**Amendments.** This policy may be amended or updated by the HTCA Board of Directors as needed to ensure its effectiveness, compliance, and governing documents, or to accommodate changes in technology or legal requirements. Notice of any changes will be provided to homeowners in a timely manner.

**PRESIDENT’S CERTIFICATION:** The undersigned, being President of the HTCA, a Colorado nonprofit corporation, certified that the foregoing Policy #E was introduced for the first reading at a fully called and held meeting of the Board on September 8, 2025, and approved and adopted by the Board at the Board meeting on November 3, 2025.

Signature on File  
President

11/03/2025  
Date

Signature on File  
Vice President

11/03/2025  
Date