

NEEDLE ROCK CONDOMINIUM ASSOCIATION, INC.
P.O. Box 3071, Telluride, CO 81435 (970)728-5855

Rules and Regulations

Report building maintenance problems promptly to Leo Brennis, Peak Carpet Cleaning at (970) 729 0026 or Judi Balkind, Jarmik Property Management, Inc. (970) 728 5515.

Common sidewalks, driveways, entrances, and stairwells shall not be obstructed, used for storage or used by any unit owner for any other purpose than to ingress and egress from the units.

No vehicle belonging to or under the control of a unit owner or member of the family, guest, or tenant of lessee, shall be parked in such a manner as to impede or prevent ready access to any entrance or exit. Parking is assigned. Vehicles parked in violation of these rules will be towed at the owner's expense.

No work of any kind shall be done upon the exterior building walls or upon the general or limited common areas by any unit owner, unless that owner is a subcontractor to the Association.

Owner and occupants shall exercise reasonable care to avoid making loud, disturbing or objectionable noises in the units. Musical instruments, radios, phonographs, CD players, television sets, amplifiers and any other instruments or devices must be used or played in such a manner as not to disturb owners, tenants or occupants of other units. Unreasonable sound violations reported to Jarmik Property Management, Inc. or police will result in a \$50.00 fine for each report thereafter, and the payment of the fine will become the obligation of the unit owner.

Disposition of garbage and trash shall be only by the use of garbage disposal located in the garage. Excessive trash and items unable to be compacted should be removed at owner/tenant expense, i.e. crates furniture, remodel debris and the like.

No rugs or other materials shall be dusted from windows, balconies, decks, or patios by beating or shaking.

The raising, breeding or keeping any animals, fish, birds, and/or reptiles is prohibited. Any damage or bodily harm caused by violation of this rule will be the responsibility of the pet owner and the Association will be held harmless.

Any damage to the general common areas or common personal property caused by a unit owner, their child, their guests or a lessee shall be repaired at the expense of that unit owner.

Laundry facilities are limited to owners and tenants only.

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Charcoal grills and gas grills are not allowed on any unit decks or within the Condominium complex.

No bikes on decks, walkways, or stairwells. There is a bike rack provided in the parking area. Use at your own risk.

Monthly or long-term tenants in a unit are prohibited from subleasing the unit for short-term rentals in any way, AirBnb, VRBO, Etc. Owners may short-term rent their property in accordance with state and local laws. Owners are encouraged to include language in their leases that clearly prohibits short-term rental by their tenant.

Smoking is prohibited in all common areas including exterior decks, interior hallways, stairwells, and in the garage. Owners are responsible for their tenant's compliance.

Common area (i.e. parking area, hallway, and deck walkways) shall not be used for storage of personal property including outdoor furniture, with the exception of the bike rack. Any items left in the common areas will be subject to removal and disposal.

All provisions of the Condominium Declaration and Condominium Bylaws must be observed.

Fine Schedule

Owners of units where they or their tenants (short or long term) are in violation of the Rules and Regulations, with the exception of the sound violations, will be given a written warning after the violation has occurred. If the unit is not in compliance in 10 days after the date of mailing the notice via regular U.S. mail to owner and posting notice on the door, a fine of \$25.00 will be assessed. The unit owner has the right to appeal any fines to the Board of Directors in writing. All fines constitute an assessment against the unit to which they relate and may be collected according to Article 7 of the Declaration which includes but is not limited to foreclosure proceedings.

JARMIK PROPERTY MANAGEMENT, INC. MANAGING AGENT FOR
THE NEEDLE ROCK CONDOMINIUM ASSOCIATION

Prepared by _____ date _____

Covenant or Rule Violation

To: _____ Unit # _____

Violation (s) regarding the governing documents- Declaration of Conditions, Covenants and Restrictions, Bylaws, and also the Rules and Regulations of the Association have been observed in and around the complex. Your assistance is requested in making the complex a better place in which to live.

The following violations have been observed concerning your unit.

1. _____

2. _____

3. _____

It is requested that the above change(s) and/or correction(s) be completed by _____. If the above are not completed by the date shown, the only alternative the Association and management have is to compute and charge you for the completion. A fine of \$_____ per day (s) may be imposed by the authorization of the Board.

If you have any questions regarding the above, please contact:

Jarmik Property Management, Inc.
Judi Balkind, Needle Rock HOA Manager
(970)-728-5515