

WEST WILLOW CONDOMINIUM ASSOCIATION, INC.
P.O. Box 3071, Telluride, CO 81435 (970) 728-5515

Rules and Regulations

Report promptly building maintenance problems to Leo @ Peak Carpet Cleaners 729-0026.

No common sidewalks, driveways, entrances, and stairwells shall be obstructed, used for storage, or used by any unit owner for any other purpose than ingress to and egress from the units.

No vehicle belonging to or under to the control of a unit owner or a member of the family, guest, tenant, or 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 owners'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 or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, CD players, television sets, amplifiers and any other instrument or devices in such manner as may disturb or tend to disturb owners, tenant, or occupants of other units. Unreasonable sound violations reported to Jarmik Property Management, Inc. or police, which are reported will result in a \$50.00 fine for each report thereafter, to be forwarded to the landlord of the unit.

Disposition of garbage and trash shall be only by the use of garbage disposal located next to the garage of building two. We endeavor to recycle and have provided containers for aluminum, glass and newspapers. Please deposit recyclables in the appropriate containers and avoid placing garbage in the recycle containers. Items unable to be compacted should be removed at owner/tenant expense, i.e. crates, furniture and the like. Also please note that all cardboard boxes are to be broken down for disposal.

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

The raising, breeding or keeping of any animals, fish, birds, fowl, and 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. No animals may be chained or tied to any part of the complex, nor can they be an annoyance or nuisance.

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

Deck areas are to be kept clean and neat and are not to be used for storage or hanging laundry. Only outdoor furniture may be stored on the decks.

Charcoal grills are not allowed within any unit, decks, or in the Condominium complex.

No bikes on decks, walkways, or stairwells.

Common areas (i.e. parking area, hallways) shall not be used for storage. Any items left in the common areas will be subject to removal and shall be discarded.

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 door, a fine of \$25.00 will be assessed. For every 7 days thereafter that the unit remains in violation, additional fines of \$50.00 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
WEST WILLOW CONDOMINIUM ASSOCIATION, INC.

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 to 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:

Judi Balkind, President
Jarmik Property Management, Inc.
728-5515

Dear Owner/Tenant of West Willow:

Following numerous complaints by owners, the Homeowners Association Board has implemented a more aggressive policy to achieve compliance with our rules and policies for all of our convenience and safety. These rules are mailed to owners annually, and a duplicate copy is attached to this letter. Due to ongoing problems with these matters, rules and policies will be uniformly enforced and fines will be applied to enforce compliance. We want to make the West Willow a desirable and pleasant residence that we can all enjoy, and to protect our property values. Your prompt attention to these matters is most appreciated.

This letter is to advise you that you are currently failing to meet your obligations as a resident by the following action(s):

___Charcoal barbeque on premises (\$100/day fine)

___Torches, cheminas (pottery fireplaces), or other flammable materials on deck (\$100/day fine)

___Inappropriate storage of property on decks or common areas

___Renters are not permitted to keep pets on the premises. Owners may have one pet, and must clean up after their pet (\$25/day fine)

___Barking dogs

___Maximum capacity for rented units is two people per bedroom

___Failure to clean up site daily during construction/remodeling

___Construction without approval, or at variance with the approved project

___Loud parties or other disruptive behavior

___Parking areas posted as No Parking or on lawn, no abandoned or unregistered vehicles

___Decks in need of repair

___Other _____

Please contact me immediately to resolve this problem.

Judi Balkind
H.O.A. Manager