

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

Rules and Regulations

Report promptly building maintenance problems to Jarmik Property Management at 970-728-5515.

NOISE

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. **Quiet hours between 10:00 P.M. and 8:00 A.M. are to be observed. 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.**

PARKING

No vehicle belonging to or under 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.

All tenants/owners' vehicles will be registered with the association. Only residential owners/tenants are allowed a maximum of **ONE** unassigned parking space in the garage per unit. Other cars should be parked on the street. This policy shall be strictly enforced by towing.

Towing will be at the expense of the violator and paid to the towing agency.

No commercial type vehicles, campers, trailers, boats, recreational vehicles and no trucks over three-quarter tons shall be stored or parked on the common elements, nor shall they be parked in the garage.

Abandoned or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of the Project.

PETS

Owners of dogs and/or cats must be registered with the association. They must be on a leash and supervised at all times. Owners are responsible for cleaning up after their pets. Any damage or bodily harm caused by any such pets will be the responsibility of the owner and the Association will be held harmless. Tenants or guests residing in a member's unit **may not** keep or harbor any dogs/cats. Any violation of the section shall result in a penalty of \$50.00 per day assessed against the member for each day that a violation continues.

GARBAGE

Disposition of garbage and trash shall be only by the use of garbage bins next to the garage exit.

Bulk items cannot be placed in the trash containers, i.e. tires, dressers, mattresses, items need to

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be removed at the owners/tenant's expense. 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.

COMMON AREAS

The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials. 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.

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

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.

Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board.

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

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

No satellite dishes, electronic equipment, or antennas may be installed on common elements for the Association.

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.

BICYCLES/SKIS

No bikes are to be stored on common areas including walkways, stairwells or balconies. No bikes locked to gates, guardrails or fencing. Skis are to be stored inside units or in the ski locker in basement.

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.

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

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

HOT TUB

Hot tub rules are to be observed as posted.

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.

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.

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
BOOMERANG LODGE 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:

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

Dear Owner/Tenant of Boomerang Lodge:

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 Boomerang Lodge 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 common areas
- Renters are not permitted to keep pets on the premises. Owners may have one pet, and must clean up after their pet (\$50/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