

THE ROMEO BLOCK LOFT ASSOCIATION

■ 2944 Zuni St
■ Denver, CO 80211

The below is a list of general rules adopted by the Board

1. There are no open visitor spots. All spots are owned. In the event you park in a spot that is not yours. You will stand the chance of getting towed at your expense with no notice.
- AD 2. No repair trucks or moving vans are to park in the back area, unless permission is received from the Board.
- NO 3. In the event you will have a Maintenance Company working on your unit, and you will not be present. You must notify the Board or the Management Company, so we will know who is authorized to be on the property. Those visitors must stay parked outside of the Gate area, unless the Board has approved the action. All visitors will be in the company of an owner or legal tenant. If you are out of town and need to have a friend be a house sitter, Please advise the board or Management Company, so we will know who is authorized to be on the property.
- NO 3. All visitors will be in the company of an owner or legal tenant. If you are out of town and need to have a friend be a house sitter, Please advise the board or Management Company, so we will know who is authorized to be on the property.

The board does hold master keys to the units, if you have not changed your locks. The master key will work. If you have placed your own locks, our keys will not work.

If you wish, you may leave a key with the board. In the event we have to access your unit for an emergency. Force will be used to access your unit, and the expense of repair will be up to you. (Please review your Association rules).

4. Please do not permit your pets to use the grass or planted areas to relieve themselves. Even if you clean up # 2, # 1 still kills the grass. That why we have, yellow spots on our grass.
5. Please do not put anything in the trash area that cannot fit in the trashcan. Please break down all boxes.

In the event your item cannot fit into the trashcan do not assume that the Trash Company will pick up your item. In the event your trash will fill up the trashcan. Example: you put in 6 large boxes and a old TV and chair. An extra pickup will have to be made and you will be billed for that pickup.
- NO 6. Tenants and Owners are not allowed to give access codes to any visitors. In the event a visitor is found using a gate code or remote devices to access the complex. The Gate codes will have to be changed, and a Fee of \$100.00 per incident will be made to change to new codes. The owner of the visitor will pay the fee.

8. Please do not use the trashcan by the mailboxes for food disposal. This trashcan is for mail only.

NO

9. Owners and Tenants may use common water to wash their cars or trucks. In the event of a water shortage, this privilege may be revoked.

10. Bikes may be stored in the lower storage room. But in the event the bike provides a problem, The Board reserves the right to revoke the privilege.

NO

11. The storage room may be used to build furniture or to work on small projects. Please clean up after yourself. The Board may revoke the privilege at any time.

NO

12. In regards to party's or making a large amount of noise. Any owner has a right to make a complaint at any time of the day or night. And that noise will have to be reduced.



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September 24, 2001

Dear Owner or Tenant,

First of all, I would like to apologize to all of you, for the action of having to change the gate remote codes. The main reason for doing this is? I had received a call today from the Denver Police Department. In which I was informed that the tenant in unit C has skipped town and was wanted for questioning. In regards to the theft of equipment from his work.

The second reason was the enforcement of the HOA's rules in regards to visitors having access to the main parking area. As a reminder, only Owners and Tenants should only know the gate security codes. And remote are not to be given to visitors.

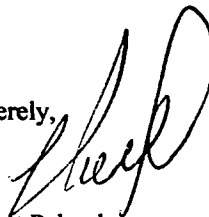
Winter is coming and when you feel that you will need heat, please let me know. I will then turn on the heat. Or if I wake up and see snow, I will turn the heat back on.

As you may have seen, the wall of dead Ivy has been removed. We will replant this spring. We will get something that will cover the fence area and maybe has a nice flower. If you have any ideals, please let me know.

Last but not least, we have \$9,232,93 in the Bank. When we get to the \$12,000.00 mark we will have a meeting and maybe talk about reducing our HOA Dues

Well thanks for your time and let me know about any Ideals you may have. Bye the way let me know what you may think about putting in a Jacuzzi in the side areas by the exit stairs.

Sincerely,



Barrett Palumbo

Director and President.

SECURITY AND PARKING AT 2944 ZUNI

The below is a list of rules in regards to parking and visitors at 2944 Zuni.

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