

**POLICY
FOR THE
20TH HOLE TOWNHOMES ASSOCIATIONS Ltd.
REGARDING THE
PARKING OF VEHICLES & EQUIPMENT**

SUBJECT: Adoption of a policy for the parking of vehicles equipment by Owner or occupant of the Association.

PURPOSE: To adopt guidelines and limitations in order to assure equitable parking and an attractive community.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law (*Colorado Revised Statutes 38-33.3-106.5*)

EFFECTIVE DATE: September 30, 2008

RESOLUTION: The Association hereby adopts the following policy:

Permissible Vehicles. Vehicles that may be parked within the community include conventional passenger vehicles in good repair and which are currently licensed and in regular use. Owners are encouraged to park their vehicles in their garages.

Restricted Vehicles & Equipment. The following vehicles may not be parked or stored within the Community in such a manner that such vehicle or equipment is visible from neighboring Lots, Common area or roads.

1. Commercial vehicles including, but are not limited to, delivery trucks or vans, special use trailers, or vehicles adapted to a business use, like a pickup truck that has been fitted with special racks to hold material and tools.
2. Buses
3. Recreational vehicles (RVs)
4. Utility trailers
5. Motorcycles
6. Campers
7. Boats
8. Snowmobiles, jet skis and like recreational equipment
9. Stored, abandoned, broken down or wrecked vehicles

Restricted vehicles and equipment may be parked in the Lot Owner's garage provided there remains adequate room to park Lot Owner's passenger vehicles in the garage. Loading or unloading of prohibited vehicles and equipment is permitted subject to a 24 hour time limit.

An abandoned or inoperable vehicle shall be defined by Colorado statutes governing inoperable or abandoned vehicles on public streets or by the Association. In the event that the Association shall determine a vehicle is abandoned or inoperable, then a written notice describing said vehicle shall be delivered to the Lot Owner thereof or shall be conspicuously placed upon the vehicle. If the abandoned or inoperable vehicle is not removed within seventy-two (72) hours after providing such notice, the Association shall have the right to remove the vehicle, and the Owner thereof shall be solely responsible for all towing and storage charges.

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle, trailer, or boat may be performed or conducted on the Association's Common Elements, except as permitted by written approval of the Board of Directors.

Moving Vans and Service Vehicles. These vehicles shall not remain parked in the community longer than a 12 hour period.

Guest Parking. The Guest Parking area should be reserved for guests of the owners and should only be temporary and infrequent so that available parking is not overburdened.

Emergency Vehicle Parking. The Association may not prohibit the parking of an emergency motor vehicle by an owners or occupants on a driveway or guest parking area, provided that parking the vehicle can be accomplished without obstructing emergency access or reasonable needs of other Lot Owners or occupants to use streets, driveways and guest parking spaces. Emergency vehicles are allowed if the Lot Owner or occupant is a bona fide member, volunteer or employed by a primary provider of emergency fire fighting, law enforcement, ambulance or emergency medical services, and is required by his or her employer to have the vehicle at his or her residence during designated times and all of the following criteria are met:

- (a) The vehicle has a gross vehicle weight rating of ten thousand pounds or less;
- (b) The vehicle bears an official emblem or other visible designation of the emergency service provider.

Enforcement Procedures. Enforcement of this policy is in compliance with and under Section 9.9 of the Declaration.

**PRESIDENT'S
and SECRETARY'S
CERTIFICATION**

The undersigned, respectively being the President and Secretary of the 20th Hole Townhomes Association, Ltd., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on Sept 30, 2008, and in witness thereof, the undersigned have subscribed their names.

20th Hole Townhomes Association, Ltd.

By:



President

ATTEST:

By:



Secretary

Original signed copy filed with