

**RESOLUTION  
OF  
WILLOW TRACE TOWNHOMES ASSOCIATION, INC.**

**SUBJECT:** Garage and Driveway Parking

**PURPOSE:** To clarify parking rules

**AUTHORITY:** The Bylaws, Article VII (1)(a)

**DATE:** July 11, 2023

**NOTICE:** The Board of Directors adopts the following Resolution:

WHEREAS, Article VII (1)(a) of the Bylaws allows the Executive Board to: “adopt and publish rules and regulations governing the use of the Lots, the Common elements, the Community, or any portion thereof, and any facilities thereon and the personal conduct of the Members, their guests and other Persons thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the Board of Directors wishes to provide Owners with clear direction on the permitted use of parking on and near the garage apron; and

WHEREAS, the Board of Directors is seeking both safety and aesthetic consistency for the community; and

WHEREAS, the goal is to hold Owners responsible for any parking violations for themselves and/or their guests;

THEREFORE, the Board of Directors has resolved to adopt this Resolution to specify that parking is permitted in the following manner; (1) vehicles in garages; (2) only two vehicles may park side-by-side in the driveway, tandem parking is prohibited; and (3) no parking is permitted blocking any driveways, including the Owner’s driveway.

**CERTIFICATION:** The undersigned, respectively being the President of the Willow Trace Townhomes Association, Inc., 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 July 11, 2023, and in witness thereof, the undersigned have subscribed their names.

WILLOW TRACE TOWNHOMES ASSOCIATION, INC.,  
A Colorado nonprofit corporation,

By: Vanessa J Holmes 07-14-2023  
Vanessa Holmes, President