

## 10. Revised - Driveways and Parking Areas ( Adopted 10.05.22)

1. Every unit is entitled to the use of ONE assigned parking space (as indicated on your deed). Additional parking spaces may be rented from the Association as available. Anyone parked in a parking space not assigned or leased to their home is subject to towing at the vehicle owner's expense.
2. Every parking space that is assigned to a resident (deeded or leased) shall be under the exclusive control of that resident. These spaces will be clearly marked as "RESERVED" either on the curb, the wall immediately in front of the space, or on a part of the structure covering the space.
3. The owners or renters of these reserved spaces shall have the authority to call for towing of a vehicle out of their rented or owned space at their discretion, at any time.
4. Any parking space not marked as RESEVED (as defined in section 2) is considered to be a SHARED space. Any vehicle with a Woodstream Falls Parking Permit (see section 6, below) may park in any shared space. Any vehicle parked in a shared space without a Woodstream Falls Parking Permit is subject to a fine of \$100.
5. All vehicles must be operable, be insured, and comply with these rules, the ordinances and rules of Denver Motor Vehicle Department, and laws and rules of the State of Colorado.
6. One Woodstream Falls Parking Permit will be issued to each unit on the property. This is a hang-tag to be hung from the rear-view mirror of any vehicle parked in a shared space. Replacement cost for lost passes is \$50.
7. The owner of any unit associated with a vehicle not complying with these rules is subject to a violation notice as outlined elsewhere in the Association's Rules and Regulations. Any vehicle parked in a fire lane will be immediately reported for towing. Any vehicle parked in a "reserved" or shared space without a Woodstream Falls Parking Permit will be immediately reported for towing.
8. Recreational vehicles including, but not limited to: trailers of any kind, campers (including camper shells and motor homes), buses, boats or boat accessories, and trucks/van larger than one ton, self-contained and other motorized recreational vehicles, all-terrain vehicles, will not be parked, placed, stored or maintained anywhere within the Woodstream Falls Condominiums community, except in emergencies or as a temporary expedience for loading or unloading. The Association may boot and/or tow

any vehicle if it is in violation of any city, county, or state regulation, the Declaration, or these rules.

9. No activity such as, but not limited to: maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle may be performed or conducted within the Woodstream Falls Condominium Community. Due to the corrosive and destructive nature of petroleum products, oil changes are expressly prohibited. The foregoing restriction will not apply to the washing and polishing of any motor vehicle, motor-driven cycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing.
10. Exterior parking within the Woodstream Falls Condominiums community consists of parking in marked parking spaces only. All vehicles must park within the parking stripes designating the marked parking space. All asphalt surfaces not marked as parking spaces are considered Fire Lanes. **NO PARKING IN FIRE LANES.** Any vehicle parked in a fire lane is subject to immediate towing.
11. Parking spaces are for street legal vehicles only, not for household or personal property storage.
12. Licensed motorcycles may be parked in the same parking space as the resident's regular vehicle as long as both vehicles do not exceed the parking space area. Parking areas designated for motorcycle parking will also be randomly provided within the Woodstream Falls Condominium community and may be used on a first-come, first-served basis.
13. Any fluids leaking from a vehicle must be cleaned up, and if not cleaned by the owner of the unit associated with the vehicle, The Association may clean the leakage and charge the owner a reasonable amount for such cleaning.