

Resolution of Board of Directors of the Arbors at Mountain Shadows
Condominium Owners Association, Inc.

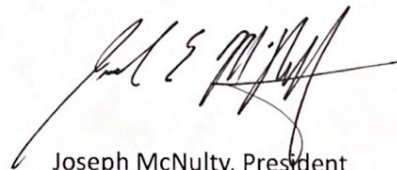
December 14, 2023

WHEREAS the Declarations of the Association, Section 7.10, provides that the Board may regulate or restrict parking by Rules, signs, permits or other means; and

WHEREAS the Board has reviewed the parking rules listed in the Declarations of the Association;
and

WHEREAS the Board has determined that additional parking rules should be established,

IN WITNESS WHEREOF, the undersigned certify that the following Parking Rules were adapted by Resolution of the Board of Directors of the Association on the 14 day of December 2023.



Joseph McNulty, President
On behalf of the Board of Directors

Attest:



Gene Saghi, Vice President

PARKING RULES

1. Association Common Area Parking Policy.
 - a. Common area parking is limited to common area parking lots and marked common area parking spaces.
 - b. Only vehicles displaying valid authorization may be parked overnight on Association common area grounds.
 - c. Except as authorized in advance by the Board of Directors, overnight parking within Association common areas is limited to one parking space per unit plus one parking space for an authorized overnight guest vehicle.
 - d. Except as authorized in advance by the Board of Directors, or except for the sole purpose of loading or unloading, no recreational vehicles, boats, trailers, campers (on or off a supporting vehicle), tractors, commercial vehicles, towed trailers, or trucks shall be parked within the Association common area property, except within a garage. Pickup trucks with $\frac{3}{4}$ ton or less manufacturer's related capacity, with or without bed toppers, and passenger vans for the private use of residents of a Dwelling Unit as primary transportation on a day-to-day basis, shall not be considered trucks for the purposes of the foregoing restrictions.
 - e. No storage or moving container shall be placed anywhere on any road or parking lot within the property except as authorized by the Board of Directors.
2. Guest Parking
 - a. Guest vehicles parked in a common parking area for more than eight (8) hours must display valid authorization.
 - b. A guest vehicle displaying valid authorization may be parked in a common area parking lot for up to 72 hours, or longer if approved in advance by the Board of Directors.
3. Abandoned or Junk Vehicles. As per the Association Declarations, no abandoned or junk vehicles or parts thereof shall be stored or parked on any part of the property, excluding any area designated for such purpose by the Board of Directors. A junk vehicle is any vehicle determined to be such by the Board of Directors based on the appearance of the vehicle and on the mechanical condition of the vehicle. Obvious examples of junk vehicles include vehicles that exhibit significant damage to the exterior or interior, or that are leaking fluids.
4. Parking Violations.
 - a. All parking violations must adhere to the Policy for the ENFORCEMENT of COVENANTS, RULES, and POLICIES.
 - b. Any vehicle parked in violation of the parking regulations provided herein is subject to towing at the vehicle owner's expense.

5. Mechanical Work. No mechanical work whatsoever shall be performed on vehicles, except within a closed garage. The cost to clean up any vehicle fluid that flows out onto Association property will be charged to the unit owner.
6. Noise and Safety. All vehicles must meet local noise and safety requirements, and all vehicles without mufflers in good working order are prohibited.
7. Parking Authorization.
 - a. Only the Board of Directors or a representative authorized by the Board may authorize parking in common areas.
 - b. The Board of Directors may withdraw parking authorization at any time with or without cause.
 - c. Authorized resident vehicles will be issued a parking sticker that must be clearly displayed in the location specified in the instructions furnished with the sticker.
 - d. Authorization for guest vehicles must be clearly displayed on the dashboard of the guest vehicle.
 - e. To obtain vehicle authorization, residents may be asked to provide:
 - i. Resident's name and address
 - ii. Resident's Driver's License Number
 - iii. Vehicle Registration
 - iv. Proof of Insurance
 - f. To obtain guest vehicle authorization, residents may be asked to provide:
 - i. Resident's name and address
 - ii. Guest's Driver's License Number
 - iii. Guest's Vehicle Registration
 - iv. Guest's Proof of Insurance
 - v. The dates of stay for the guest