

ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS ASSOCIATION, INC.

PARKING POLICY

Effective Date: April 10, 2025

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 by way of being issued a permit, 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 with prior written authorization 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.
- c. Owners and/or their Tenants may not use guest parking authorization for their own vehicles. This is considered a violation of this policy.

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. Some examples of junk vehicles include vehicles that exhibit significant damage to the exterior or interior, vehicles with one or more flat tires, or vehicles that are leaking fluids and/or smoke whether stationary or mobile.

4. Parking Violations.

- a. Any and all parking violations may subject an Owner to the Association's Covenant Enforcement Policy.
- b. Any vehicle parked in violation of the parking regulations provided herein is subject to towing at the vehicle owner's expense and the associated Owner may be found in violation pursuant to the Association's Covenant Enforcement Policy.

5. Mechanical Work. No mechanical work whatsoever shall be performed on vehicles, except within a closed garage that successfully contains all noise, odors, equipment, and/or liquids associated with the mechanical work. The cost to clean up any vehicle fluid that flows out onto Association property will be charged to the Unit Owner as an assessment in accordance with the Association's Covenant Enforcement Policy.

6. Noise and Safety. All vehicles must meet local noise and safety requirements, and all vehicles without mufflers in good working order are prohibited. Owners responsible for persons and/or vehicles that violate this prohibition may be found in violation and subject to the Association's Covenant Enforcement Policy.

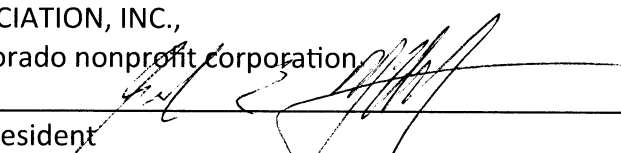
7. Parking Authorization.

- a. Only the Board of Directors or a representative authorized by the Board may authorize parking in Common Areas and distribute permits documenting such authorization.
- b. Except as authorized in advance by the Board of Directors, Owners and/or their Tenants are limited to two vehicle permits per Condominium Unit for the vehicles they own, with the intention that one vehicle be parked inside the Owner's garage. A parking permit must be clearly displayed in vehicles parked on Association Common Area grounds at all times.
- c. The Board of Directors may withdraw an Owner's guest parking authorization at any time with or without cause.
- d. 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.
- e. Authorization for guest vehicles must be clearly displayed on the dashboard or hanging from the rearview mirror of the guest vehicle.
- f. To obtain vehicle authorization, residents may be asked to provide:
 - i. Resident's name and address
 - ii. Vehicle license plate number and description
- g. To obtain guest vehicle authorization, residents may be asked to provide:
 - i. Resident's name and address

- ii. Guest's vehicle license plate number and description
- iii. The dates of stay for the guest

8. Review. Directors will periodically review this policy.

This Parking Policy was adopted by the Board of Directors on this 10 day of April, 2025.

ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS
ASSOCIATION, INC.,
a Colorado nonprofit corporation
By: 
Its: President