



RESOLUTION
THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION, INC.

VEHICLE PARKING RESOLUTION

WHEREAS, the Board of Directors ("Board") of The Farm at Arapahoe County Homeowners Association, Inc. ("Association") is authorized to adopt rules and regulations; such authority is found in the C.R.S. §§ 38-33.3-302(1)(a) and 38-33.3-322(1)(k); the Master Declaration of Covenants, Conditions and Restrictions ("Declaration"), recorded in the Arapahoe County Clerk and Recorder's Office on March 25, 1998, and the Bylaws for The Farm at Arapahoe County Homeowners Association, Inc.;

THEREFORE, BE IT RESOLVED that the Board of Directors for the Association will adopt and make a part of the Rules and Regulations for The Farm at Arapahoe County Homeowners Association, Inc. the following:

Article X, Section 10.20, Subsection (a) of The Farm at Arapahoe County Homeowners Association, Inc., Declaration states that, "*Other than lawful operation on public streets and rights of way or private driveways, no motorbike, motorcycle, snowmobile, golf cart, moped, three-wheeler or other motorized vehicle may be operated on the Property. No commercial vehicle, house trailer, camper, camping trailer, motor home, horse trailer, boat, hauling trailer of any nature, truck larger than 3/4 ton, self-contained recreational vehicle (commonly referred to as an "RV"), snowmobile, jet-ski, motocross motorcycle, three-wheeler or other recreational equipment or vehicle or associated accessory shall be parked on any portion of the Property for longer than 48 hours in any two-week period, other than in a covered, enclosed structure approved by the Design Review Board or for purposes of loading and cleaning (but not repair)*".

The Board of Directors desires to clarify the following for all commercial vehicles:

A. Commercial Vehicle Defined. A Commercial Vehicle is defined as any vehicle with any of the following characteristics or combination of characteristics:

1. Business signage or logo on the vehicle greater than 20% percent of any one side, rear or front of the vehicle;
2. Weight over one ton (except recreational vehicles);
3. Vehicles with extended side panels typically used in a trade or for commercial purposes;
4. Vehicles with racks or panels designed to carry equipment, such as ladder racks or glass racks;
5. Vehicles in excess of 6'8" in height (except recreational vehicles);
6. Vehicles with commercial vehicle license plates; or
7. Any vehicle with material or equipment protruding beyond the front, rear, top or sides of the vehicle, such as tow bars, fuel holding tanks, cranes, bucket arms and winches (including any vertical extension above the limits of truck sides or van/automobile top, but not including a standard truck box)

B. Commercial Vehicle Parking Prohibited. Commercial Vehicles may be parked on any portion of the Property, for no longer than a cumulative 48 hours in any given two week time period provided the owner provides the Association with written notice in advance of the date(s) when the Commercial Vehicle will be on their Property. Commercial Vehicles may not be parked on any public right-of-way unless otherwise parked as a temporary expedient for loading, cleaning, delivery service contractor or emergency (but not repair). If any such Commercial Vehicle is observed to be parked on a Property and the owner has not provided written notice to the Association, it shall give rise to the presumption that such vehicle is parked in violation of these rules and regulations.

C. Exclusions. The above prohibition does not include any of the following types of vehicles:

1. Any Commercial Vehicle that is parked in a covered, enclosed structure approved by the Design Review Board.
2. Emergency Vehicles which are motor vehicles that meet all of the following criteria:
 - a. The vehicle is required by an Owner's employer to be parked at the Owner's residence as a condition of the Owner's employment;
 - b. The vehicle has a gross weight of ten thousand pounds or less;
 - c. The vehicle is used by an Owner who is a member of a volunteer fire department or employed as an Emergency Service Provider (see definition below); and
 - d. The vehicle bears an official emblem or other visible designation of the Emergency Service Provider.
3. The term "Emergency Service Provider" as used above shall mean a primary provider of emergency fire fighting, law enforcement, ambulance, emergency medical or other emergency services. Providers of water, electricity, gas, phone and communication services are specifically excluded from the definition of Emergency Service Provider.

D. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.


E. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable and necessary under the circumstances.

F. Definitions. Unless otherwise defined in this Resolution, initially capitalized terms shall have the same meaning as set forth in the Declaration definitions.

Signed and delivered this 28 day of March 2012.

THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS

By: _____


Presiding Officer of the Board