

PARKING RESOLUTION NO. 2
VINTAGE RESERVE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Board of Directors (“Board”) of the Vintage Reserve 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 Declaration of Covenants, Conditions and Restrictions (“Declaration”), recorded in the Jefferson County Clerk and Recorder’s Office on August 12, 2004 and the Bylaws, as may be applicable, for the Vintage Reserve Homeowners Association, Inc.;

THEREFORE, BE IT RESOLVED that Section 10.7.1 of the Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as (CCR’s) for Vintage Reserve Homeowners Association, Inc. provides the Board of Directors of Vintage Reserve the authority to adopt “reasonable rules and regulations” related to vehicular parking and that the Board of Directors for the Association hereby will adopt and make a part of the community policies for Vintage Reserve Homeowners Association, Inc. the following rules and regulations for the parking within the community:

10.7.1.a. Notwithstanding the provisions of Section 10.7.1 of the CCR’s, which recite the general prohibition on street parking by which all residents shall abide, a resident and their guests may park their vehicles in the street temporarily, and on an occasional basis, for the purposes of loading and unloading or having a garage sale, or when the resident’s driveway is temporarily occupied by other parked vehicles or structures (such as during a party). It is in the Board’s sole discretion to determine whether the use of street parking by a resident or their guests exceeds use that is “temporary” or “occasional”.

10.7.1.b. A resident that relies on the rule provided in paragraph 10.7.1.a must park as close as reasonably practical to the resident’s property (and must direct their guests to do so), with the exception that they and their guests shall not block other residents’ driveways, entrances to common areas, or fire hydrants. Residents and their guests shall also take other reasonable precautions to ensure that they do not violate Vintage Reserve regulations and applicable city, county, state and federal laws. Permanent resident street parking anywhere in a hammerhead end street or any other non-hammerhead dead end street is prohibited due to the width of the streets as provided for in the county fire ordinances. In addition, overnight parking for nonresident guest is prohibited. (Streets affected by this Parking Resolution are noted on the attached map.)

10.7.1.c. A resident that relies on the rule provided in paragraph 10.7.1.a is encouraged, but not required, to give the Association’s authorized management company (as identified from time-to-time in the Association’s newsletters) advance notice of occasions that will require them or their guests to park along the street near their residence.

10.7.1.d. Parking of vehicles on landscaped portions of any property is prohibited.

Section 13.1.2 of the CCR’s also provides the Board of Directors of Vintage Reserve the authority to levy and collect fines and indicates that, prior to the levying of a fine, a “notice of violation” shall be mailed to the Person(s) alleged to be in violation. Effective on the date indicated below, “notices of violation” that pertain to violations of Section 10.7 of the CCR’s will not be sent until the Board or its authorized management company has documented 1) three separate violations by one particular vehicle, or 2) a pattern of vehicle parking violations by the guests of a particular resident. Upon noting the third violation by one particular vehicle, or a pattern of vehicle parking violations by the guests of a particular resident, a “notice of violation” will be sent after each subsequent violation of Section 10.7. It is in the Board’s sole discretion to determine whether there is a pattern of vehicle parking violations by the guests of a particular resident. However, three parking violations in one calendar month, related to the same vehicle, will generally be considered a “pattern” of vehicle parking violations.

Adopted by the Board on October 24, 2017.

