

# **HIGHLAND GREENS LODGE CONDOMINIUMS ASSOCIATION**

## **Policy & Procedures – Parking Rules**

The following procedures have been adopted by Highland Greens Lodge Condominium Association (“Association”) pursuant to the provisions of C.R.S. 38-33.3-209.5

**WHEREAS**, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-209.5, mandates common interest communities adopt protocols regarding disputes between the Association and one or more unit owners, and

**WHEREAS**, Primary parking that is available for use by owners and their guests are those spaces located within the Lodge surface parking lot, and outside parking is very limited and must be carefully regulated to ensure equal access and proper use by all unit owners.

**WHEREAS**, the Association has only 51 outside parking spaces available for use by Lodge owners and their guests. This equates to less only one parking space per unit, and

**WHEREAS**, the Association does not currently have any parking spaces designed for use by RV’s, trailers, boats, or for the long-term storage of vehicles, and

**WHEREAS**, the parking of vehicles that block lot entrances or traffic lanes can have major negative impacts on other Lodge owners and create unsafe conditions, and

**WHEREAS**, the improper parking of vehicles can have a major negative impact on the cost and efficiency of winter snow removal operations

**NOW, THEREFORE, IT IS RESOLVED** that the Association does hereby adopt rules and regulations to resolve recurring problems associated with general parking availability, unit access, renter abuses, and operations and maintenance issues, and hereby adopts the following policy governing parking:

### **1. PARKING PERMITS/DECALS**

A. All Motor Vehicles owned or operated by a Unit Owner must be registered with the Association. The records will be maintained by the board or association/property manager.

B. Parking permits in the form of Hang Tags will be issued for each unit.

C. In the event of a lost permit, a new hanging tag may be issued for a fee of \$75. Owners cannot have more than one hang tag in their possession.

D. Between the hours of 5:00 P.M. and 8:00 A.M. only vehicles displaying the Permit will be permitted to park in the lodge parking spaces.

## **2. PARKING SPACES**

A. Parking on the Property is limited by the Rules of the Association, the zoning regulations of the City of Breckenridge, and the Lodge snow removal operations and maintenance requirements.

B. Registered Motor Vehicles are permitted to be parked overnight in Designated Parking Areas (surfaced areas) only.

C. Any Motor Vehicle parked in violation of this Paragraph 2 and these revised parking rules shall be subject to immediate towing or booting at the owners expense and a fine will be imposed.

## **3. PARKING OF OTHER VEHICLES**

A. The parking of any Recreational Vehicle ["RV"], Motor Home, Vehicles with tandem axles, Trailers of all types, Boats, Snowmobiles, All Terrain Vehicles ["ATV's"], Commercial Vehicle or Bus, or any other type of Equipment, is prohibited

## **4. MECHANICAL WORK ON MOTOR VEHICLES**

A. Mechanical Work of any kind (including, but not limited to changing oil, oil filters, Transmission fluids; lubricating Vehicles; making mechanical repairs) is prohibited outside of an owners unit except in emergency situations approved by the board.

B. The parking outside of any vehicle that is leaking any engine fluids or hazardous material is prohibited.

## **5 UNAUTHORIZED PARKING**

A. Note the following are violations:

1. Parking in areas posted as NO PARKING or TOW AWAY ZONES.
2. Parking in the immediate area of a Fire Hydrant or Fire Lane.
3. Parking vehicles with missing or expired motor vehicle licenses or registrations
4. Parking in any manner that obstructs the flow of traffic, or snow removal operations
5. Parking in such a manner to obstruct access to another Unit Owner's garage parking space.
6. Parking on any unsurfaced or landscaped areas of the Property.
7. Parking multiple vehicles for the same unit in the Lodge parking lot