

THE CHAMBERS RIDGE TOWNHOUSE ASSOCIATION PARKING RULES AND REGULATIONS

INTRODUCTION

On this ____ day of _____, 2014, these rules and regulations have been duly adopted by the Board of Directors of The Chambers Ridge Townhouse Association (the "Association") to regulate parking within the Association. These rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by C.R.S. § 38-33.3-302(1)(a) and Article X of the Association's Declaration recorded on April 13, 1981 at Reception No. 2059381 of the real property records of Arapahoe County, Colorado. These parking rules and regulations supersede all previously adopted rules and regulations concerning parking within the Association.

1. GENERAL REGULATIONS:

1.1. It is the responsibility of each unit owner (and his or her tenant(s) or licensee(s)) to fully comply with these rules and regulations. Unit owners (and their tenants or licensee(s)) will be responsible to communicate and properly instruct all tenants, licensees, visitors, guests, family members, tradesmen, callers and others who may have legitimate reasons for access or cause to be on the property, regarding the operations and effect of these rules and regulations.

1.2. Unit owners who lease, license, or rent their units to others are ultimately responsible for the actions of their tenants. The unit owner must include in and attach to all leases (executed 30 days after the effective date of these rules and regulations), a copy of these rules and regulations. A violation of these rules and regulations by a tenant shall be deemed a default under the lease.

1.3. The Board is authorized, in the manner and to the extent permitted by law and the governing documents of the Association to enforce these rules and regulations, and may use the services of qualified towing services to remove any vehicles that may be in violation.

1.4. A Unit owner who is an emergency services/first responder employee, whose employment requires access to their vehicle, which bears official markings, may park on a street, driveway or guest parking area, if it does not interfere with emergency access or other Unit owners' access.

2. DEFINITIONS:

2.1 "Properties" means all real property within the Association.

2.2 "Trucks" means any vehicle that carries or that the State of Colorado requires to have a "truck" license plate, or any vehicle with a gross vehicle weight rating of Class 3 or higher, or any vehicle larger than a three-quarter ton pickup truck.

3. PROHIBITED PARKING: Boats, trailers, trucks, campers or commercial vehicles may not be parked anywhere within the Properties of the Chambers Ridge Townhouse community, except as explicitly permitted by these Rules and Regulations.

4. PERMITTED PARKING: Trucks may only be parked off Association property, or within a Unit garage. Pickup trucks with a gross vehicle weight rating of Class 2b or lower, or any other vehicle that is not otherwise prohibited, may be parked on any street where parking is permitted within the Properties, or in any Unit garage. In no case may any vehicle be parked in any fire lane within the Properties.

5. ENFORCEMENT PROCEDURES:

5.1. The Board shall be responsible for enforcing these rules and regulations. Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or the Managing Agent, and make such complaint in writing. Any boat, trailer, Trucks, camper, or commercial vehicle found to be parking in violation of these rules and regulations will be subject to enforcement measures.

5.2. Immediate towing violations: Without limiting the generality of Section 5.1 of these rules and regulations the following violations may result in immediate towing without warning.

1. Vehicles parked on Association property threatening the safety of the Association residents, including but not limited to parking in designated fire lanes, loading zones, and “no parking” areas.
2. Vehicles parked on Association property blocking or improperly impeding access to any portion of the general common elements.

5.3. The Board may fine a violator of these rules and regulations for each violation in accordance with its Notice and Hearing and Enforcement Policy and Procedures. Each new day is a new violation. Collection of fines may be enforced against the responsible unit owner in accordance with the provisions of the Declaration and Colorado law.

The Chambers Ridge Townhouse
Association

By: _____
President

These Parking Rules and Regulations were adopted by the Board of Directors on the ____ day of _____, 2014, and are attested to by the Secretary of The Chambers Ridge Townhouse Association.

By: _____
Secretary