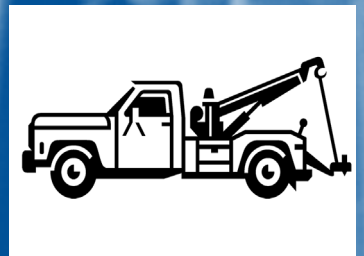


The Glen at Horizon CT

Parking Policy Update

May 1, 2021



THE BOARD HAS HEARD YOUR PARKING INQUIRIES

Parking on the street has always been an issue in the Glen. There are too many vehicles parking on the street and it has become a safety issue.

Owners have reached out on numerous occasions and the Associations' new Parking Policy has been completed and approved.

It will go into effect January 1, 2022. Please review the entire policy as it will be strictly enforced.

IMPORTANT!!! What Residents need to know:

On May 3, 2021 Glen Ct. will be striped/painted with parking spots, per the Rules and Regulations that were already in place for the Association.

Park only in marked, parking spaces. If anyone parks in tow away zones, the vehicle will be towed without notice and the owner of the vehicle will be responsible for all costs incurred.

Beginning January 1, 2022, each unit will be allowed ONE parking space on Glen Ct. At the end of 2021, each unit owner will receive one parking pass for their entire unit

for on-street parking.

Every vehicle parked on Glen Ct./the street will need to have a parking pass posted in the corner of their passenger side windshield. The pass must be visible to avoid towing.

NorthStar Towing has been contracted to tow vehicles in violation of this Parking Policy. If your vehicle is towed, contact them directly: (970) 260 2433 or jhoward2902@gmail.com

- All vehicles must be licensed and operable if parked on the street or on concrete driveways
- All vehicles on the street cannot be parked longer than 7 days. They must be moved every 7 days or they will be towed at the owner's expense. Do not long-term park on the street.
- Parking on any asphalt in the Association that is not on the street is prohibited and vehicles violating this will be towed without notice.

PARKING PASSES

One parking pass per unit/condo will be allocated to each Owner. The sticker/pass is static clinging and can be reused or moved easily.

Anyone parking on Glen Ct. after Jan. 1, 2022 will need a pass or the vehicle will be towed at the owner's expense.

All other vehicles must park on the concrete driveways or in their garages. No exceptions. Guests will park on driveways as well.

Be sure to tell your guest/s they cannot park on the street without a pass!

Parking on any other, non-street asphalt-area is strictly prohibited and all vehicles (except service vehicles) will be towed.

DON'T FORGET TO READ THE ENTIRE POLICY...

**THE GLEN @ HORIZON DRIVE HOA
VEHICULAR PARKING-STORAGE-REPAIRS POLICY AND PROCEDURES**

BE IT RESOLVED, The Glen @ Horizon Drive HOA hereby adopts the following procedures and policy for Vehicle Parking, Storage and Repairs.

1. Scope:

To adopt a policy outlining procedures to be followed for the parking, storage and repair of vehicles.

2. Specifics:

No house trailer, camping trailer, boat trailer (or accessories thereof), truck (larger than $\frac{3}{4}$ ton, 2500 Heavy Duty), self-contained RV or other type of recreational vehicle or equipment may be parked or stored on any unit unless such storage or parking is within the garage area of the unit. Above mentioned vehicles may be parked temporarily (24 hours or less) to allow for loading, unloading, or delivery provided no other unit's access to and from the garage are blocked. If the HOA determines that a vehicle is parked or stored in violation of this policy, the HOA shall have the right to remove the vehicle at the expense of the Owner. Emergency vehicles are exempt.

No house trailer, camping trailer, boat trailer (or accessories thereof), truck (larger than $\frac{3}{4}$ ton), self-contained RV or other type of recreational vehicle or equipment may be parked or stored on Glen Court unless above mentioned vehicles are providing a contracted service for the HOA. If the HOA determines that a vehicle is parked or stored in violation of this policy, the HOA shall have the right to remove the vehicle at the expense of the Owner. Emergency vehicles are exempt.

No abandoned, non-licensed/registered or inoperable vehicles shall be parked or stored on any unit unless such storage or parking is within the garage area of the unit. If the HOA determines that a vehicle is parked or stored in violation of this policy, the HOA shall have the right to remove the vehicle at the expense of the Owner.

No abandoned, non-licensed or inoperable vehicles shall be parked or stored on Glen Court. If the HOA determines that a vehicle is parked or stored in violation of this policy, the HOA shall have the right to remove the vehicle at the expense of the Owner.

No vehicle without current license plates/registration shall be parked or stored unless such parking or storage is within the garage area of the unit. If the HOA determines that a vehicle without current license plates/registration is parked or stored anywhere but within the garage area, the HOA shall have the right to remove the vehicle at the expense of the Owner.

No activity such as maintenance, repair, rebuilding, re-painting or servicing of any kind of a vehicle, trailer or boat may be performed or conducted in the Community unless done completely within enclosed structures. This restriction does not apply to washing and polishing of vehicles as long as such activity is in compliance with local Storm Water Management guidelines.

In accordance with Chapter 10.08 PARKING regulations of the City of Grand Junction, Colorado, no vehicle may be parked:

- (a) Within (5) five feet of a private driveway
- (b) Within (15) fifteen feet of a fire hydrant
- (c) Within (30) thirty feet of a stop sign
- (d) On a sidewalk

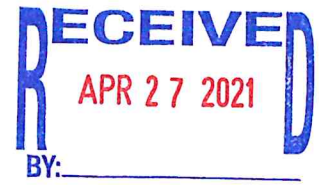
If the HOA determines that a vehicle is parked within (15) fifteen feet of a fire hydrant, the HOA shall have the right to immediately remove the vehicle at the expense of the Owner.

If the HOA determines that a vehicle is parked within (5) feet of a private driveway, within (30) thirty feet of a stop sign, or on a sidewalk, vehicles may be tagged and are subject to a fine or removal of the vehicle at the expense of the Owner as determined by the HOA.

Automobiles or motorcycles may be parked on Glen Court as long as the automobile or motorcycle is currently registered and in regular use and not parked cumulatively for periods of longer than one (1) week at any given time.

On-street parking is allowed only for cars, trucks, or motorcycles and only in designated areas which are striped for that purpose.

Vehicles parked overnight in on-street parking in designated areas must bear a permit issued by the HOA. A maximum of one parking permit per unit for over night on-street parking may be issued by the HOA. Vehicles parked overnight on Glen Court in areas not striped for parking or not possessing the appropriate permit may be tagged and fined or removed at the expense of the Owner.



No vehicle may be parked adjacent to a United States Postal Service Receptacle for longer than 15 (fifteen) minutes.

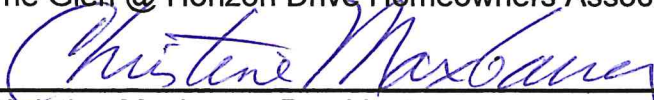
No parking or storage of vehicles is permitted on the asphalt between the driveway entrances and garage entrances except to allow for temporary (24 hours or less) loading, unloading, delivery or servicing a unit (a service provider such as a plumber, an electrician, etc.) provided no other unit's access to and from the garage is blocked. If the HOA determines that a vehicle is parked or stored in violation of this policy, the HOA shall have the right to remove the vehicle at the expense of the Owner. Emergency vehicles are exempt.

The HOA may, at its sole discretion, impose a fine for parking or storage violations without notice, as this policy acts as a first notice for all Owners upon purchase of the unit or after this policy is enacted, as all Owners shall be sent a copy of this policy.

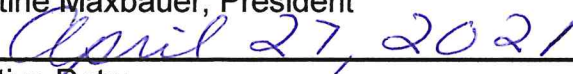
3. Definitions: Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.
4. Supplement to Law: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
5. Deviations: The Glen @ Horizon Drive HOA may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
6. Amendment: The Glen @ Horizon Drive HOA Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President of the Association, certifies that The Glen @ Horizon Drive HOA Board of Directors adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

The Glen @ Horizon Drive Homeowners Association



Christine Maxbauer, President



Effective Date: