

GRACE PARK II CONDOMINIUM ASSOCIATION, INC.

Vehicular Parking, Storage and Repairs Policy and Procedure

BE IT RESOLVED, that the Association hereby adopts the following procedures to be followed for vehicle parking, storage and repairs as per CC&Rs Page 3.

1. Scope:

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

2. Specifics:

No house trailer, camping trailer, boat trailer, hauling trailer boat (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 the property.

Only passenger motor vehicles may be parked in the parking spaces which are a part of each lot or on portions of the common area designated for parking by the Association. Above-mentioned vehicles may be otherwise parked temporarily (24 hours) to allow for loading, delivery or emergency.

No vehicle may be parked or stored elsewhere where it is visible from any unit.

No abandoned or inoperable vehicles shall be stored or parked on any unit or elsewhere as to be visible from any unit.

If the Association determines that a vehicle is parked or stored in violation of this policy, then written notice shall be delivered to the Owner or shall be conspicuously placed on the vehicle. If the vehicle is not removed within seven (7) days, the Association shall have the right to remove the vehicle at the expense of the Owner.

No activity such as maintenance, repair, rebuilding, repainting or servicing of any kind of vehicle, trailer or boat, may be performed or conducted in the Community. This restriction does not apply to washing and polishing of vehicles as long as such activity is compliance with local Storm Water Management guidelines.

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 Board 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 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 Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

GRACE PARK II CONDOMINIUM ASSOCIATION, INC.

Kenny Coleman
President

3/1/12
Effective Date