

FAIRMOUNT VILLAGE CONDOMINIUM ASSOCIATION, INC.

Vehicular Parking, Storage and Repairs Policy and Procedure

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for vehicle parking, storage and repairs.

1. Scope:

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

2. Specifics:

Due to the limited availability of parking in the community, all parking within the Community shall be under the strict control of the Board.

No house trailer, camping trailer, horse trailer, hauling trailer, boar or boat accessories, camper pickup truck-camper shell combination, truck larger than one ton, recreational vehicle or equipment, mobile home or commercial vehicles may be parked or stored anywhere within the Property. For purposes of this Declaration, a commercial vehicle is defined as any vehicle which exceeds any of the following dimensions: twenty feet in length, seven feet in width, and seven feet in height (not including antenna). Further, a vehicles is deemed to be commercial if it is equipped with special trade, craft, or material handling fixtures, or if it is permanently labeled with large or prominent commercial emblems, icons or messages.

No abandoned, unlicensed wrecked or inoperable vehicles of any kind shall be stored or parked within the Property except in garages or except in emergencies. An “abandoned or inoperable vehicle” shall be a vehicle which has not been driven under its own propulsion for a period of two weeks or longer. The Board of directors shall have the right to remove and store a vehicle in violation of this Section after Notice and Hearing (as set forth in the Bylaws), the expenses of which shall be levied against the Owner of the vehicle as an Individual Purpose Assessment. No vehicle maintenance, including, without limitation, oil changes, is permitted within the property.

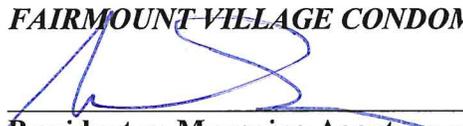
If the Association determines that a vehicle is parked or stored in violation of this policy, then written notice shall be delivered to the Owner or shall be conspicuously placed on the vehicle. If the vehicle is not removed within seven (7) days, the Association shall send the appropriate violation letters and/or fine per the Covenant Enforcement Policy.

Enforcement and fines for this policy will be in compliance with the Fairmount Village Enforcement 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 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 or Managing Agent 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.

FAIRMOUNT VILLAGE CONDOMINIUM ASSOCIATION, INC.



President or Managing Agent

Effective Date: 3/27/25