

COVENTRY CLUB OWNERS ASSOCIATION

Vehicular Parking, Storage, Repairs & Towing Policy and Procedure in Accordance to HB 22-1314

BE IT RESOLVED, that the Association hereby adopts the following procedures to be followed for vehicle parking, storage, repairs and Towing in accordance with the Declaration of Covenants, Conditions and Restrictions, Article II. Section 3 & Section 4. (r).

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for the parking, storage repair and towing of all/any vehicles within the Association or appurtenant easements.

2. Specifics:

Each unit shall have two designated parking spaces (painted on the curb or asphalt) to be located as close to the unit as normally possible.

Whenever possible, there shall be Guest Parking, signed/visible within the Association. Guests shall not park in Guest Parking in excess of 72 hours in a row or no more than seven days in any month.

Towing signs shall be installed at every entrance/exit of the Association with the name/contact information and basic rules for towing.

Two parking stickers shall be sent to each unit owner for their resident/s and/or tenants. The sticker shall be numbered to each unit address. The parking sticker shall be affixed to either a placard easily seen from/through the front windshield or attached in the lower left or right corner of the windshield.

Fees/Fines: If the owner of the unit loses a parking sticker or their tenant/guest does not return it to them and an additional sticker is needed for replacement, the owner shall be charged \$35.00 to replace the parking sticker, paid to the managing agent. If any owner is found to ever have more than two parking stickers on any vehicles parking in the Association, they shall automatically be charged \$250.00 and \$10.00 every other day in accordance with HB 22-1137 until any additional stickers are removed from the vehicle/s in violation of this Policy and returned to the managing agent.

There is no charge to replace a dilapidated sticker. The owner needs to send the dilapidated sticker to the managing agent, and it will be replaced with no additional fees. The owner will be expected to pick up the sticker at the agent's offices or be charged to mail it.

Parking Violation/s: If someone is parking in a designated space without the sticker visible from the front of the vehicle, residents can request the vehicle be tagged to tow. In accordance with the Colorado Towing Bill of Rights HB 22 13-14, the person/s in violation of this policy shall have 24 hours to remove their vehicle after it has been tagged by either the board or a Towing Committee authorized by the Association to monitor parking violations.

Towing Vehicle/s: To tow a vehicle, these steps must be completed:

- The vehicle must not have a parking sticker affixed to the front windshield and easily visible;
- Using an Association approved towing tag, the tag must be filled out completely, including the violation/explanation for the tag; the date/time the vehicle was tagged; the date/time the vehicle, if it remains in violation, shall be towed; and the contact information of the towing company;
- Five pics of the vehicle in violation:
 1. Picture of the windshield showing the towing tag;
 2. Picture of the front license plate;
 3. Picture of the rear license plate;
 4. Picture of the driver's side view of the vehicle;
 5. Picture of the passenger's side view of the vehicle.
- After 24 hours have passed, if the vehicle is still in violation, a board member, Towing Committee member or managing agent may call the towing company and email them the information pertinent to towing the vehicle, including the pictures outlined in this Policy.
- The owner of the vehicle in violation of this Policy, if towed, shall be responsible for all expenses incurred.

Other Vehicle Restrictions: No house trailer, camping trailer, boat trailer, hauling trailer boat (or accessories thereof) truck (larger than normal operating and/or commercial), self-contained RV, OHV, non-street legal UTVs and motorcycles, and/or other type/s of recreational vehicle or equipment may be parked within the Association overnight, except for a period not to exceed forty-eight (48) hours for the purpose of loading or unloading in any month.

Recreational vehicles, boats and trailers shall not be stored within the Association at any time. There is on street parking outside of the Association in accordance with local/county/city regulations.

No abandoned or inoperable vehicles shall be stored or parked within the Association and/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 conspicuously placed on the vehicle's windshield or driver side window. If the vehicle is not removed within seven 24 hours, 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 Association. This restriction does not apply to washing and polishing of vehicles as long as such activity is compliance with local Storm Water Management guidelines.

1. Definitions:

Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

2. 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.

3. 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.

4. Amendment:

The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President/Director and/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.

COVENTRY CLUB HOMEOWNERS ASSOCIATION



President/Director/Managing Agent

4/16/2024

Effective Date