

Good Hope Townhomes HOA

Parking Enforcement Policy and Procedure Pursuant to Covenant Enforcement Policy C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing policies rules and regulations and other governing document of the Association.

1. Scope:

To adopt a Parking Policy outlining procedures to be followed for enforcing Parking regulations in the Association.

2. Specifics:

- Please see HOA Parking Map below:
 - Areas in Pink are marked as No Parking Anytime
 - Areas in Light Beige with Brackets [] and are marked as 24 Hour Visitor Parking
 - Areas in Green are marked as 72 Hour/3 Day Visitor Parking
 - Paid Parking is located in two areas. Both marked with a Black Star.
 - Paid Storage Lot Parking is located in the North West portion of the Association, marked in Green.

Violation/s of Parking: If full details are not provided with a complaint, further action beyond additional observation may not be made. The Board will investigate the parking complaint further and will make additional observations if required.

If a parking complaint is found to be in violation of a municipal code, the complaint will be forwarded to the appropriate authorities.

If a parking violation is found and documented the following actions will be taken:

- A letter and photo will be sent to the owner (and tenant if it is known that the unit is being used as a rental) stating that a parking violation has occurred while referring them to the Parking Policy which appears to be in violation. This letter will allow the unit owner to forward documentation if they believe the violation did not occur. The unit owner will have 7 days to respond to the letter or to correct the violation.
- If the violation is still observed after 8 days, a second letter will be sent to the Owner (and tenant if it is known that the unit is being used as a rental) stating that a fine of \$50.00 has been added to the Owners account. The unit owner will have 7 days to correct the violation or request a hearing with the Board (see Dispute Resolution Policy for specifics)

- If at the hearing it is found that the violation did (does) occur, the Owner will be charged fine from the 7th day after the date of the first letter. The Association will charge \$50.00 per occurrence, per day for all Parking Policy non-compliance issues.
- If a hearing is not requested by the owner within 7 days of the first violation letter, fines of \$50 per day, per occurrence will continue until the documented violation is corrected.
- It is the responsibility of the Owner to notify the Board that a violation has been rectified.
- The BODs can also give the member 30-60 days' notice that if the violation is not corrected, the HOA will fix the issue and charge the member directly for all associated costs to remedy the situation.

Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

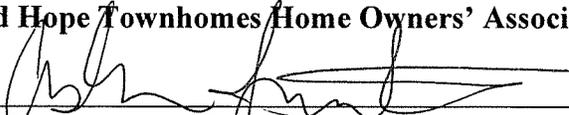
Non-payment of fines will fall under the Dues Collection Policy.

Voting rights will be suspended for any Owner who is or has been in violation of the CC&R's in the previous thirty (30) days.

- 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.

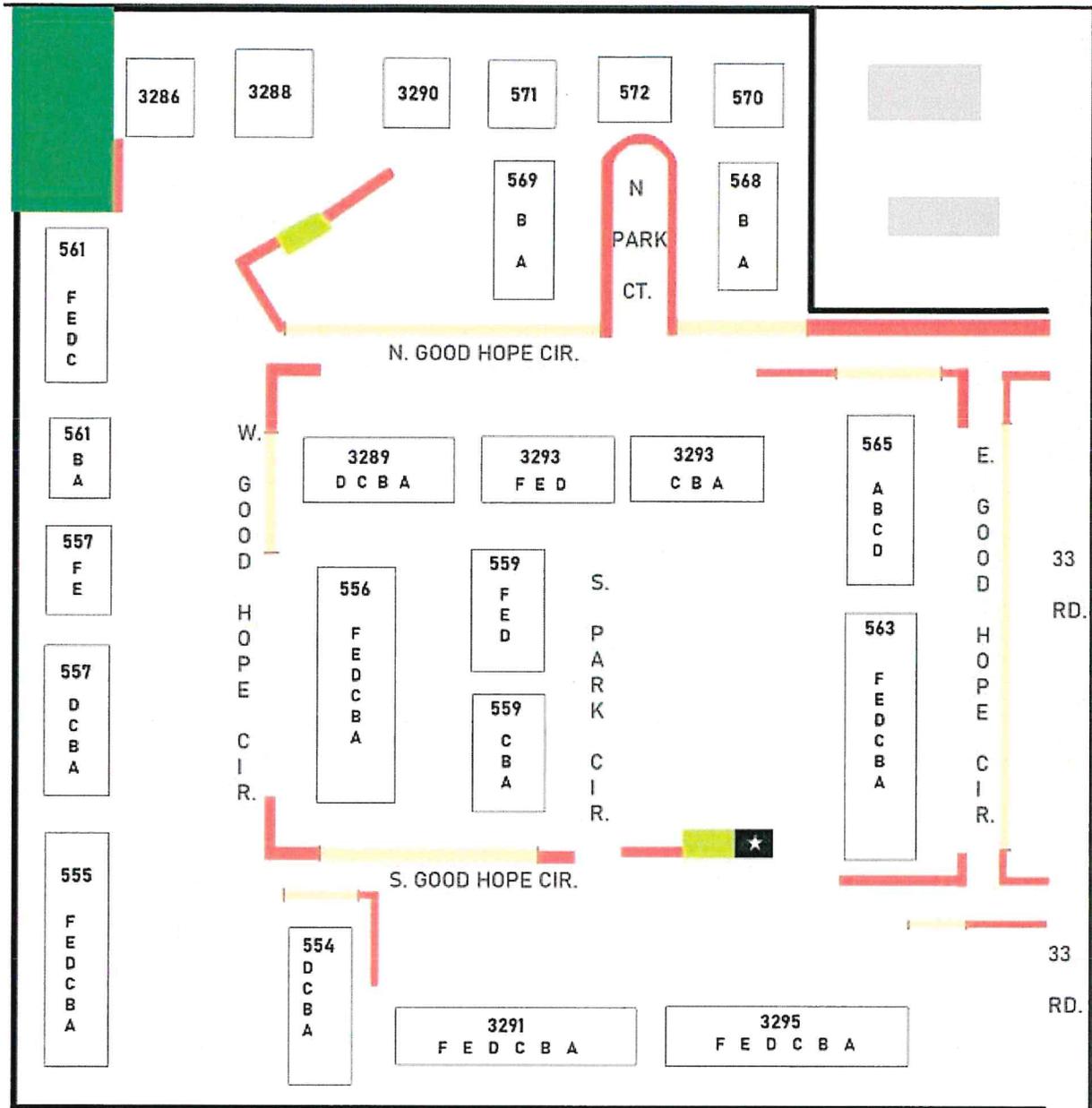
President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Good Hope Townhomes Home Owners' Association



President or Authorized Managing Agent

Effective Date: 4.30.25



GOOD HOPE TOWNHOMES PARKING MAP

- = NO PARKING ANYTIME

● = PAID STORAGE LOT

★ = PAID PARKING SPOTS
- = 24 HOUR VISITOR PARKING

 = 3 DAY VISITOR PARKING