

# Sundance Village Homeowners Association

## 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:**

It is strongly encouraged that all Owners and Tenants park in their garages to minimize overcrowding on streets within the condominium complex.

Due to limited space, parking within the subdivision is for residents and short term guests only. All others are strongly encouraged to park on F ¼ Road. Unauthorized vehicles will be towed at the owner's expense.

Vehicles parked in the common area for more than 8 hours that cannot be identified will be towed at the vehicle owner's expense.

No abandoned or inoperable vehicles shall be stored or parked on any unit or elsewhere as to be visible from any unit. (See CC&Rs – Article IX: 8: b for clarification of “abandoned and inoperable”)

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 unless done completely within enclosed structures which limit the sound, smell and sight of the activity from the street and adjoining property. This restriction does not apply to washing and polishing of vehicles as long as such activity is compliance with local Storm Water Management guidelines.

On-street parking is allowed only for cars, trucks or motorcycles and only in designated areas, which are striped for that purpose. Vehicles parked on the street in areas not striped for parking will be tagged and fined. No vehicle may be parked or stored elsewhere where it is visible from any unit.

Parking for Sundance Village residents is only allowed on Sundance Village property. Thunder Mountain drive is a private, not city, street and is owned and maintained by the Home Owners Associations that front it. Other associations have marked their parking locations. If you choose to park on their property you are subject to their Rules and Regulations.

At any time exceeding 8 hours, any resident of Sundance Village is only allowed to park one (1) vehicle on Thunder Mountain Drive due to limited space. Vehicles will be towed at owner's expense and fined not in compliance.

Owners having visitors who wish to park their vehicles for more than 2 days must submit a written request to the Board of Directors for additional parking privileges.

Parking in the garage Common Area, an emergency lane, and handicapped access area or in the driveways is prohibited. Vehicles parked in these areas will be towed according to local and state ordinances at the vehicle owner's expense.

Owners and Tenants shall not park in the spaces designated as "Handicapped Parking Only" unless they have a valid permit to do so.

No parking is allowed in the Common Areas except in designated parking areas.

No house trailer, camping trailer, boat trailer, hauling trailer boat (or accessories thereof) truck (larger than ¾ ton), 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 or screened from view in accordance the requirements of the Board of Directors.

No Owner, Tenant, or Guest shall construct, repair, service, or maintain any motor vehicle within any portion of the Common Area except for emergency repairs necessary to permit the movement of the vehicle to a proper repair facility.

Owners and Tenants are responsible for the removal of oil and grease spots left by their own vehicle(s).

Enforcement and fines for this policy will be in compliance with the Sundance 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 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.

**Sundance Village Homeowners Association**

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President

**Effective Date:** \_\_\_\_\_

July 1, 2010