

LAGOON TOWNHOME CONDOMINIUMS ASSOCIATION

Policy & Procedures – Parking Rules

Adopted June 5, 2010

The following procedures have been adopted by Lagoon Townhome Condominiums Association (“Association”) pursuant to the provisions of C.R.S. 38-33.3-209.5 at a regular meeting of the Board of Directors.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-209.5, mandates common interest communities adopt protocols regarding disputes between the Association and one or more unit owners, and

WHEREAS, Primary parking that is available for use by owners and their guests are those spaces located within the individual unit/building garages, and outside parking is very limited and must be carefully regulated to ensure equal access and proper use by all unit owners.

WHEREAS, the Association has only 52 outside parking spaces available for use by Lagoon owners and their guests. This equates to less than 1/3rd of an outside parking space for use by each Lagoon unit, and

WHEREAS, the Association does not currently have any parking spaces designed for use by RV’s, trailers, boats, or for the long-term storage of vehicles, and

WHEREAS, the parking of vehicles that block garage driveways or traffic lanes can have major negative impacts on other Lagoon owners and create unsafe conditions, and

WHEREAS, the improper parking of vehicles can have a major negative impact on the cost and efficiency of winter snow removal operations and weekly trash removal,

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby amend prior parking rules and regulations to resolve recurring problems associated with general parking availability, unit access, renter abuses, and operations and maintenance issues, and hereby adopts the following policy governing parking:

1. PARKING PERMITS/DECALS

- A. All Motor Vehicles owned or operated by a Unit Owner must be registered with the Association. The records will be maintained in the Lagoon Staff Office.
- B. Parking permits in the form of Decals will be issued to a Unit Owner for any passenger vehicle that is registered to the Unit Owner or his family member. Decals are to be displayed on the lower left hand corner of the rear window (i.e. on the driver’s side) of the Vehicle.
- C. One Over-Night Temporary Lagoon Parking Permit in the form of Lagoon Hanging Tag has been issued to each Unit Owner for use by the Owner or his Guest. The tag is to be hung from the rear view mirror when the vehicle is parked in any outside space. Additional Hanging Tags will only be issued in special circumstances, such as handicapped equipped vehicles. If this tag is lost, the office must be immediately notified. A new hanging tag may be issued for a fee. Owners cannot have more than one hanging tag in their possession.
- D. Short term, temporary outside parking by Unit Owners or their Guests is permitted without a permit until 10:00 P.M.

- E. Between the hours of 10:00 P.M. and 8:00 A.M. only vehicles displaying a decal permit or the hanging tag will be permitted to park in any designated parking space outside a unit, including in front of a unit in accordance with section 2.C. below.

2. PARKING SPACES

- A. Parking on the Property is limited by the Rules of the Association, the zoning regulations of the City of Frisco, and Lagoon snow removal operations and maintenance requirements.
- B. Registered Motor Vehicles are permitted to be parked temporarily overnight in Designated Parking Areas (surfaced areas) only. Such Motor Vehicles must clearly display either an Lagoon issued registration decal or Lagoon issued hanging tag.
- C. Parking in front of an individual unit garage door is allowed only if such vehicle does not block a traffic lane or access to another unit and displays a Lagoon parking decal or hanging tag. During the snow season months (Sep-May), any such vehicle parked in front of an individual unit shall be moved to a marked parking space or removed by 8:00 A.M.
- D. For Units where “No Parking, Tow Away” signs are posted, parking in the driveway in front of the Unit’s garage door is strictly prohibited.
- E. Any Motor Vehicle parked in violation of this Paragraph 2 and these revised parking rules shall be subject to immediate towing or booting at the owners expense and a fine will be imposed.

3. PARKING OF OTHER VEHICLES

- A. The parking of any Recreational Vehicle [“RV”], Motor Home, Vehicles with tandem axles, Trailers of all types, Boats, Snowmobiles, All Terrain Vehicles [“ATV’s”], Commercial Vehicle or Bus, or any other type of Equipment, is prohibited unless a special parking permit is first obtained from the Lagoon Staff.
- B. Over-Night Temporary Parking Tags for such Vehicles or Equipment may, at the discretion of the Lagoon Staff, be obtained from the Lagoon Staff Office upon payment of an administrative fee. Any such temporary parking shall in no case exceed 24 hours.

4. MECHANICAL WORK ON MOTOR VEHICLES

- A. Mechanical Work of any kind (including, but not limited to changing oil, oil filters, transmission fluids; lubricating Vehicles; making mechanical repairs) is prohibited outside of an owners unit except in emergency situations approved by the Lagoon Staff.
- B. The parking outside of any vehicle that is leaking any engine fluids or hazardous material is prohibited.

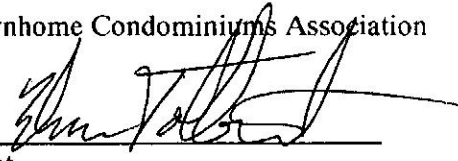
5 UNAUTHORIZED PARKING

- A. Note the following are violations:

1. Parking in areas posted as NO PARKING or TOW AWAY ZONES.
2. Parking in the immediate area of a Fire Hydrant or Fire Lane.
3. Parking vehicles with missing or expired motor vehicle licenses or registrations
4. Parking in any manner that obstructs the flow of traffic, snow removal operations or trash collection.
5. Parking in such a manner to obstruct access to another Unit Owner’s garage parking space.
6. Parking on any unsurfaced or landscaped areas of the Property.

7. Parking any vehicle on Lagoon property between the hours of 10:00 P.M. and 8:00 A.M. without displaying the Lagoon parking decal or hanging tag.
- B. Any violation of this Paragraph shall subject the owner to immediate towing and/or a fine. Any towing will be at Unit Owner's or Motor Vehicle Owner's expense.
- C. Long-Term Parking and/or Abandoned Motor Vehicles - Owners planning to park their vehicles for extended periods must use their garages to do so. Any Motor Vehicle that is parked in a Designated Parking Area for more than forty-eight [48] hours will be ticketed/fined. If the Motor Vehicle is not moved within the additional 48 hours after being ticketed/fined, such Motor Vehicle shall be presumed abandoned and the Unit Owner shall be fined and the Motor Vehicle will be towed at Owner's expense. Vehicles displaying a Lagoon parking decal or hanging tag WILL NOT be excluded from this rule regarding long-term parking and abandonment.
6. **CONSTRUCTION AND REMODELING:** Contractors performing construction and remodeling services for Unit Owners are permitted to park their Motor Vehicles during normal working hours as long as they do not block drive ways or traffic lanes, or impede snow removal operations.
7. **FINES:** The Board reserves the right to mechanically "boot" Motor Vehicles that are parked in violation of any of these revised parking rules and which are not traceable to a specific unit/Owner via a Lagoon Parking Decal or Hanging Tag, and/or to impose fines:
- A. The specific fines imposed for any and all Motor Vehicles operated, maintained, or parked in violation of the Parking Rule, shall be:
1. The fine for general parking violations shall be \$50.
 2. The fine associated with the booting or towing of vehicles shall be \$100 plus the costs of towing and other related costs.
 3. The fine for Abandoned Vehicles shall be \$25 per day.
- B. The Board reserves the right to have such Motor Vehicle towed at either the Unit Owner's or Motor Vehicles Owner's expense and to take any action required to recover Lagoon's expenses and impose fines.
8. **CONFLICTING DOCUMENTS:** In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Amended Declaration of Covenants, Rules, Regulations, and listed "Policies & Procedures", such provisions of the Articles, Bylaws, and the Declarations shall take precedence and supersede any provisions of these "Policies & Procedures".

Lagoon Townhome Condominiums Association

By: 

 President

This Policy Regarding Dispute Resolution was adopted by the Board of Directors on the 5th day of June, 2010, effective the 1st day of July, 2010, and is attested to by the Secretary of Lagoon Townhome Condominiums Association.

By: 

 Secretary