

Parking Restriction

PARAGRAPH 19 OF THE DECLARATION IS HEREBY AMENDED IN ITS ENTIRETY AS FOLLOWS:

19. VEHICLE PARKING AND EQUIPMENT: Residents are encouraged to keep vehicles parked in garages or other ACC approved structures to prevent clutter and enhance the natural appearance of the Community. However, limited exterior parking will be allowed in cases where the occupant has more vehicles than garage space, and the limited garage space is only being used for vehicle parking, subject to the following:

- (a) Any boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle larger or wider than seven (7) feet, or vehicle that weighs over ten thousand (10,000) pounds, recreational vehicle, mobile home, motor home, any towed trailer unit or truck, must be parked in a manner that is concealed from view from any public street, road or lane in the neighborhood, by screening, garaging, landscaping, or fencing approved by the ACC in its sole discretion. Said approval must be in writing as a variance and that documentation must be preserved by the Owner of the property to be effective.
- (b) The above-described prohibition does not apply to pickup trucks having a one ton or less manufacturer's rated capacity and passenger vans for the private use of the residents of a Dwelling Unit as primary transportation on a day-to-day basis, which shall be treated as vehicles eligible for the day to day restrictions described in subsection (d) below; nor does it apply to temporary situations, such as recreational vehicles parked in front of any house in the neighborhood for loading, unloading or cleaning, so long as such use lasts no more than seven (7) days during any 30-day period.
- (c) Any unused vehicle must be stored or parked in a garage. For the purpose of this provision, an "unused vehicle" is defined as a vehicle that is inoperable or unlicensed, or a vehicle that is parked in public view or in any driveway in the Community that has not left the neighborhood for a period of thirty (30) consecutive days.
- (d) A maximum of two (2) vehicles for the private use of the residents of a Dwelling Unit as primary transportation on a day-to-day basis, and in good repair, may be parked in public view in the driveway close to the house or in another parking area approved by the ACC in the manner described above, and those vehicles must be registered and licensed in accordance with Colorado law, and cannot be parked on any street or road in said Filing. Screening may be required for vehicles not parked in the driveway; and any vehicle that the Board determines, in its sole discretion, to be unsightly will be required to be parked in accordance with subsection (c) of this Section.
- (e) Notwithstanding the foregoing, parking of emergency motor vehicles is permitted in a home occupant's driveway or in the Association's streets if the emergency motor vehicle meets each of the following requirements:

- (1) The emergency motor vehicle is required by the home occupant's employer as a condition of employment;
- (2) The emergency motor vehicle weighs ten thousand (10,000) pounds or less;
- (3) The home occupant is a bona fide member of a volunteer fire department or is employed by a primary provider of emergency fire fighting, law enforcement, ambulance, or emergency medical services;
- (4) The emergency motor vehicle has some visible emblem or marking designating it as an emergency vehicle; and
- (5) The parked emergency motor vehicle does not block emergency access or interfere with the reasonable needs of other owners or occupants to use the streets and driveways within the subdivision.