

RESOLUTION OF THE  
KEN CARYL RANCH TOWNHOUSE ASSOCIATION INC.

**REGARDING POLICY AND PROCEDURES FOR VEHICLE PARKING**

**PURPOSE:** This Vehicle Parking Resolution supersedes "Section F. Vehicles" under the Ken-Caryl Ranch Townhouse Association Rules and Regulations dated April, 2008 and shall be in effect within the boundary lines of the Ken-Caryl Ranch Townhouse Association (doing business as Sunset Ridge) community.

**AUTHORITY:** The Declarations, Articles of Incorporation and the Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** 01-01-2019

**F. Vehicles**

1. **Vehicle Requirements:** All motor vehicles must display current registration and license plate sticker and/or any Colorado required identification. Vehicles must be maintained in proper operating condition so as to not be a hazard or nuisance by noise, exhaust, omissions or appearance.

**Abandoned or Inoperable Vehicles.** No abandoned or inoperable vehicles of any kind will stored or parked in the Sunset Ridge Community. An "abandoned or inoperable vehicle" is defined as any automobile, truck, motorcycle (or other similar vehicle) that does not have a current registration and license plate sticker or vehicles that cannot be driven under their own propulsion or have one or more flat tires.

2. **Parking Rights & Definitions in Designated (Visitor's) Parking Areas:** Approved vehicles include: conventional passenger cars and trucks up to and including 3/4 ton vehicles and emergency vehicles. **Restricted vehicles** include: junk vehicles, inoperative vehicles, commercial vehicles and trucks over 3/4 ton rating, recreational vehicles, campers, camper shell or toppers which are higher than the height of the truck cab, house trailers, boats or the equivalent.

The parking of a **vendor or contractor** vehicle at a residence is allowed during reasonable work hours for the purpose of performing services for a homeowner.

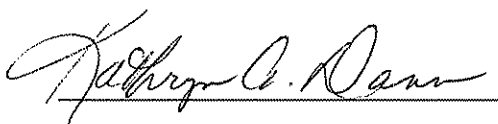
3. **Visitor Parking Areas:** The Association maintains 78 off street parking areas within the community which are intended for visitors. These areas may be used by residents to park vehicles which are too large to fit in a garage. Residents are encouraged to use their garages for vehicle parking and NOT for storage of "stuff." These areas shall NOT be used to store surplus vehicles. Vehicles parked in these areas must be in periodic, if not, daily usage. If you wish to store a vehicle, please store it away from the community. To better accommodate visitors, eight of these spaces are marked as "Visitor Parking Only." Residents are asked to respect these signs.

Residents who see improperly parked vehicles are encouraged to call the management company.

4. Residential Parking: THE ALLEYS ARE DESIGNATED FIRE LANES AND PARKING IN THESE AREAS IS PROHIBITED. Restricted vehicles and illegally parked vehicles are considered unauthorized and are subject to towing at the owner's expense. Signs informing residents of this policy are placed at the entrances to the community.

Vehicles may be parked behind a residence for short periods of time while showing signs of activity, such as: during loading, unloading or cleaning of the vehicle or garage. Vehicles should be monitored and attended so they can be removed immediately for emergency vehicle access. Unattended vehicles parked in the alleys will be considered obstructing designated fire lanes and a safety concern and vehicles will be towed without notice at the owner's expense.

5. Emergency Vehicles: Emergency service provider (vehicle) is defined as a primary medical or other emergency services. Cable companies, utility companies, plumbers, contractors, etc., are not considered emergency service providers. Emergency vehicles may be parked in the community if the unit owner is required by his/her employer to have the vehicle at his/her residence during designated time. In addition: 1) the vehicles gross weight may not exceed 10,000 lbs., 2) the owner must be a member of a volunteer fire department or an emergency service provider, 3) the vehicle must have an official emblem designating it as an emergency service vehicle, and 4) parking of the vehicle must not obstruct emergency access or interfere with the reasonable needs of other residents to use the community's streets or alleyways.
6. Maintenance: No restricted vehicle shall be kept on the common property, nor shall any repair or extraordinary maintenance be carried out on the property.
7. Street Parking: Elk Head Range Road, Shaffer Place and Chatfield Avenue are county roadways and are subject to county and Association rules. All rules pertaining to visitor's area parking apply on the above noted streets.
8. Motorized Bikes, Mopeds and Scooters: The aforementioned must be licensed, insured and equipped with the most recently approved noise control devices and must be operated only on roads and alleys in a manner that will not disturb residents. Trail bikes, dirt bikes, snowmobiles and off-the-road vehicles are not to be driven on common areas.
9. Towing: Improperly parked vehicles are subject to towing at the owner's expense. No special procedures, including a violation hearing, are required of the Association prior to towing. **BECAUSE OF SAFETY AND EMERGENCY ACCESS CONCERNS, VEHICLES PARKED IN THE ALLEYS MAY BE TOWED WITHOUT NOTICE AT THE OWNER'S EXPENSE.**

 Kathryn C. Davis  
President

Revised 11/14/2018