

**RESOLUTION
OF THE
HI-COUNTRY HAUS COMMUNITY IMPROVEMENT AND RECREATIONAL ASSOCIATION, INC.
COMMON AREA PARKING POLICY**

- SUBJECT:** Adoption of policy and procedures for Common Area Parking.
- PURPOSE:** To communicate the procedures regarding usage of the HCHCIRA Parking lots.
- AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.
- EFFECTIVE DATE:** January 14, 2019
- RESOLUTION:** The Association hereby adopts the following procedures for managing parking within the HCHCIRA parking lots and roadways:
1. Common Parking Areas: Hi Country Haus provides parking in four areas throughout the community on HCHCIRA property. The purpose of these areas is for 24-hour parking for owners and guests of the Hi Country Haus Community when their respective building lots are full.
 - a. River Drive across from Building 23 parking
 - b. Hi Country Drive between the stop sign and Building 22 parking
 - c. Hi Country Drive between the stop sign and dumpster, across from Building 23
 - d. Hi Country Drive across the road from Building 14, by the island
 2. Restrictions:
 - a. 24-hour parking only
 - b. No vehicles, RVs, or trailers may be stored in the common parking areas
 - c. Owners and guests coming with an RV or trailer may contact Beaver Village Management, LLC, 79303 Main St., U.S. 40, Winter Park, CO 80482, (970) 726-5741, for an exception to the 24-hour rule, and will be issued a permit for the duration of their limited stay. A permit will not be issued for an unlimited stay or storing any vehicle, RV, or trailer.
 - c. Violators will be towed at owners' expense
 3. Parking Restrictions:
 - a. No vehicle shall be parked in fire lanes, designated "No Parking" areas or other areas in which parking is restricted.
 - b. No vehicle shall obstruct walkways, driveways, intersections, or building parking lots.
 - c. No vehicle may be parked in a manner that takes up more than a single parking space.
 - d. Parking spaces may not be reserved in any fashion (i.e., placing an object or signs in spaces) unless designated by HCHCIRA.
 4. Weather Restrictions: In the event of snow, or storms requiring maintenance in the common parking areas, the Association is authorized to relocate any vehicle that is obstructing the necessary work.

5. Enforcement:

- a. The HCHCIRA Property Manager shall be responsible for the enforcement of parking violations at the direction of the HCHCIRA Board.
- b. Any vehicle found in violation of this parking policy shall be subject to towing at the expense of the vehicle owner.