

**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:** December 1, 2018

**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 no more than 24-hour temporary 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. Other Restrictions: In the event of snow, storms, or other issues 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.