

## **ARTICLE V**

### **Parking / Motor Vehicles**

Owners who lease or rent their units directly or through an agent must include this article, "Article V, Parking/Motor Vehicles" in their lease or rental agreement. Unit owners are responsible for ensuring their guests and tenants comply with parking rules and are liable for any fines they incur. Management reserves the right to modify this article at any time.

#### **Section 5.1 Assigned Spaces and Authorized Parking Areas.**

- a. Vehicles must be parked in the lot located at the front (east side) of their building. Parking in the lot at the back (west side) of your building is not permitted, as that lot is reserved for residents of that building.
- b. Each condominium unit has one designated space by their building entrance for the use of that unit. One additional vehicle may be parked in any unassigned space on the east/grass side of the lot.
- c. Extra vehicles may be temporarily parked at the clubhouse for a period of 24 hours. Owners, guests, and tenants wishing to park more than 24 hours at the clubhouse must register with the clubhouse and display a temporary parking permit. In no event may a vehicle park at the clubhouse more than four days without being driven on public streets.

#### **Section 5.2 Parking Permits**

- a. All vehicles must display a valid parking permit facing forward from their rearview mirror or dashboard so that it is visible.
- b. Permits may be obtained at the clubhouse during normal business hours
- c. **Plastic Permits:** Each condominium unit is allowed two plastic permits which are to be used by owners, tenants, and guests. When management updates the plastic permits to a new color, owners must exchange their old permits (which become invalid) for new ones – at no charge. The cost to replace lost, misplaced, or stolen plastic permits is \$75.00 each.
- d. **Temporary Permits:** Temporary permits may be issued at the discretion of Management based on current lot occupancy

**Section 5.3 Four-Day Rule.** All vehicles on the far side of the parking lots must be moved at least once every four days. However, owners may park a vehicle in their designated space for more than four days so long as it is the owner's only vehicle in the lot and the owner has made arrangements to have the vehicle moved off the lot within 24 hours of a sign being posted near the main entry door requiring that vehicles be moved (for parking lot repairs, roof snow & ice removal, etc.).

#### **Section 5.4 Limitations on Use**

- a. **License Plates:** All vehicles on DVE property must be properly registered and have current license plates
- b. **Operable Condition:** All vehicles on DVE property must be in operable condition
- c. **Back-In Parking:** Back-in parking is not allowed in assigned spaces on the building side of lots to avoid exhaust fumes entering building units. Electric vehicles are exempt from this rule.

- d. **Parking Spaces:** All vehicles must park in a single space and within the marked lines of that space.
- e. **Speed Limit:** The speed limit on DVE property is five miles per hour
- f. **Dually Trucks and Oversized Vehicles:** Vehicles designed to have four tires on one axle and oversized vehicles that extend beyond the painted lines are prohibited from parking in assigned spaces next to the buildings
- g. **Emergency Vehicles:** Emergency vehicles may be allowed to park on DVE property at the discretion of Management
- h. **Commercial Vehicles:** Vehicles with a gross vehicle weight of 10,000 pounds or more may not be parked on common elements except for temporary loading or unloading, unless authorized by Management
- i. **Trailers:** Trailers, campers, and RVs may be parked in the lots by the buildings for a maximum of four days if they fit into a normal 9' x 18' parking space
- j. **Block Heaters:** Electrical cords for engine block heaters are not allowed
- k. **Idling:** Under Colorado law it is illegal to leave a car idling unattended. Idling can cause the buildup of carbon monoxide in condo units
- l. **Driving on Grass:** Motorized vehicles may not drive or park on grass areas. Exceptions are vehicles authorized by Management. Unit owners are liable for repairs to damaged lawns, sprinkler systems, etc.
- m. **Vehicle Maintenance:** Vehicle maintenance (tune-ups, oil changes, tire rotations, etc.) may not be performed in the parking lots, but is allowed in a designated area at the clubhouse – please inquire at the clubhouse for proper use of the area
- n. **Oil Spills:** Condominium owners will be fined and billed for cleanup and/or repair for damage to the asphalt or other surfaces as a result of leaking or spilled fluids from vehicles belonging to themselves, guests, or tenants. This includes, but is not limited to motor oil, antifreeze and transmission fluid
- o. **Children Playing:** Children may not use parking lots for bike riding or playing

**Section 5.5 Long-Term Storage Parking Lot.** A parking area behind the clubhouse and next to the tennis courts is available to park boats, motorcycles, RVs, snowmobiles, trailers, and extra vehicles. See the long-term storage parking lot policy or visit the clubhouse for more information.

**Section 5.6 Snow Removal.** After a significant snowfall (typically three inches or more), parking lots will be plowed. Vehicles parked adjacent to buildings may be asked to relocate to the far side of the lot during plowing. Crews will typically return the following day to clear spaces that were inaccessible.

**Section 5.7 Enforcement.** Vehicles not complying with the above rules are subject to fines, booting, and/or towing.