

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION, INC.**

REGARDING PARKING

Adopted August 2, 2022

Subject: Rules and Regulations pertaining to vehicle parking and restrictions thereto on Knolls Village Townhouse Association, Inc. (KVTA) owned property, i.e., driveways, KVTA owned streets, and all perpendicular parking spaces (commonly referred to as guest parking spaces).

Purpose: To memorialize the consideration and adoption by the KVTA Board of Directors as to the following Rules and Regulations regarding parking in areas stated above and to give the Board of Directors the authority to have vehicles removed, i.e. towed, from such spaces when vehicles are in violation.

Authority: Section 302 (1) (a) of the Colorado Common Interest Ownership Act; Article VIII Section 1 (A) of the Association's Bylaws.

WHEREAS, for the health, safety, welfare comfort, and convenience of all residents and guests in the community, the Board wishes to establish rules regarding parking on KVTA owned property and to establish Board authority to have vehicles towed when they are in violation of said rules.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules and restrictions are adopted by the Board:

A. Parking on KVTA Owned Property:

1. Long term storage of vehicles, i.e., 14 days or more without being used, is prohibited.
2. Storage of equipment, i.e., any non-vehicle occupying a parking space(s), e.g., dumpster, trailer, storage unit, etc., is prohibited at all times unless granted written permission by the Board for a designated period of time.
3. Vehicles observed as inoperable, e.g., wrecked, flat or missing tires, etc., are prohibited as adopted by this resolution.
4. Boats, trailers, trucks, campers or commercial vehicles are prohibited as per Article X of the Association's Covenants. As adopted by this resolution, recreation vehicles (RVs) are prohibited from overnight parking on KVTA property.
5. Vehicles blocking, impeding or in any way preventing access to other parking spaces or garages are prohibited and shall constitute an emergency for towing purposes.
6. The parking of any vehicle or equipment that blocks or limits access by fire or other emergency vehicles on the Knolls Village Townhouse Association roads is expressly prohibited and shall constitute an emergency for towing purposes.

B. Towing:

1. The Board may enforce these rules in accordance with any other policies and enforcement provisions adopted by the Board, which may include, without limitation, the right to impose fines or tow the vehicle. All enforcement remedies are cumulative and non-exclusive, and any remedy may be invoked at any time, in any order, without invoking any other remedy.

2. Subject to applicable laws and ordinances, any vehicle or equipment parked or stored in violation of these rules may be towed by the Association at the sole risk and expense of the owner of the vehicle without notice or hearing except as provided for in this paragraph.

a. No notice is required to be given to an owner, resident or guest if a vehicle or equipment is parked or stored in areas required for access to fire hydrants provision or emergency services, or vehicles or equipment blocking access to an Owner's garage.

b. In other cases, the Association will provide notice to the owner of the vehicle or equipment violating these rules (if the owner can be determined) of the intent to tow at least twenty-four (24) hours before the vehicle or equipment is towed. If the Association is unable to determine the owner of the vehicle or equipment, notice shall be sufficient if a written notice is posted on the vehicle or equipment. The Association shall not be liable to the owner of such vehicle for trespass, conversion, damage to the vehicle or equipment, or its contents or otherwise and such towing shall not be grounds for relief of any kind.

3. An owner or resident who accumulates three (3) or more violations within a twelve (12) month period will be deemed to be a repeat offender. Repeat offenders will not be notified in advance of towing in the event that notice would have otherwise been required.

4. In all cases, cost of towing will be borne by the vehicle's owner and the Association will not be held liable for any costs or damages.

C. Miscellaneous:

1. Failure by the Association to enforce any provision of these rules shall in no event be deemed to be a waiver of the right to do so thereafter.

2. The provisions of these Rules shall be independent and severable. The invalidity of any one or more of the provisions hereof by judgement of court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which shall remain in full force and effect.

3. This Resolution shall supersede and replace any and all previous rules and regulations regarding parking restrictions on KVTA owned property.

4. These rules shall be effective thirty (30) days following written or published notification to the Owners of the Association of their adoption.

The Knolls Village Townhouse Association, Inc.

By:

(Signed) *David Kaiser* _____ President

These Rules and Regulations pertaining to parking and restrictions thereto on KVTA owned property adopted on the 2nd day of August, 2022, effective the 10th day of August, 2022 and are attested by the Secretary of The Knolls Village Townhouse Association, Inc.

(Signed) *Cynthia Kiel* _____ Secretary