

RESOLUTION
OF THE
HIGH FOREST RANCH HOMEOWNERS ASSOCIATION
REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE
ENFORCEMENT

SUBJECT: *Clarification of the Declaration regarding the parking of trailers and other equipment in the community and an additional rule regarding the Declaration 'consecutive night', and multi-use vehicles*

PURPOSE: To clarify and further define the rights of owners in relation to parking trailers and other assorted recreation equipment in the community.

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

EFFECTIVE DATE: April 1, 2017

WHEREAS, The Declaration of Covenants, Conditions, Restrictions and Easements for High Forest Ranch, does provide at Article 5, Section 5.16(b) that "No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor homes any towed trailer unit or truck shall be parked overnight on any street or overnight for two or more consecutive nights within any Lot except in a completely enclosed building such as a garage, or as otherwise approved in writing by the Architectural Committee.

WHEREAS, the Intent of the restriction contained in Article 5, Section 5.16(b) was to prohibit the parking of boats, trailers, campers either on or off support vehicles, tractors, commercial vehicles/*multi-use vehicles*, mobile homes or towed trailers (the "Prohibited Vehicles") from being parked in the community on a continual basis and so that the Prohibited Vehicles do not impact the visual aesthetics of the community, *safety or overall value*; and

WHEREAS, the Board of Directors desires to adopt this rule to protect an Owner/Occupants right to bring a Prohibited Vehicle into the community with the rights of the Association to enforce the restrictions contained in the Declaration; and

WHEREAS, the restriction contained in Article 5, Section 5.16(b) does not define the amount of time a vehicle may be parked on a Lot, either in a garage or out of the community before returning and the rules surrounding the parking of vehicles.

NOW, THEREFORE, THE BOARD HEREBY ADOPTS THE FOLLOWING CLARIFICATION OF ARTICLE 5, SECTION 5.16(B) OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS:

Parking Period: "... shall be parked overnight on any street or overnight for two or more consecutive nights within any Lot in Article 5, Section 5.16(b), is clarified to mean the vehicle may not be visible outside more than three days in any seven day period.

2. *Multi-Use Vehicles;* Manufacturer Models will be used to determine category of use for purposes of this rule enforcement. Some vehicles may be manufactured in passenger van and cargo van models. Cargo van models (*"Prohibited Vehicles"*) include commercial and camper (RV) functions.

NOW, THEREFORE, THE BOARD HEREBY ADOPTS THE FOLLOWING PARKING RULES:

- *No Prohibited Vehicle may be parked in the community for more than one (1) Parking Period in a seven day period. In addition, prohibited vehicles may not be visible for more than three non-consecutive days in a seven day period. The first day the vehicle is visible begins the seven day period.*

- No Prohibited Vehicle may be parked in the community for more than 2 Parking Periods per week. By way of example, Owners may park a vehicle on Thursday for the purposes of loading the Prohibited Vehicle. The Prohibited Vehicle may then return Monday to be unloaded. Once the loading and unloading of the Prohibited Vehicle occurs, the vehicle must be stored out of sight in a garage or other approved location.

- This Parking Policy shall not prevent construction or commercial vehicles from parking in the Community if necessary for construction or maintenance of the Common Elements, Units, or any Improvements located in the Community.

4. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

5. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.


6. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

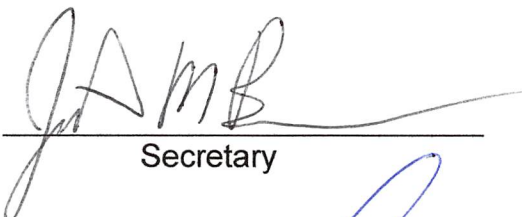
7. Amendment. This policy may be amended from time to time by the Board of Directors.

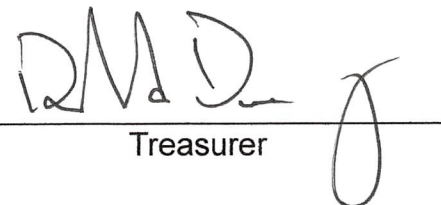
PRESIDENT'S CERTIFICATION: The undersigned, being the President of the High Forest Ranch Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 21, 2017 and in witness thereof, the undersigned has subscribed his/her name.

**HIGH FOREST RANCH
HOMEOWNERS ASSOCIATION,**
a Colorado nonprofit corporation


By: 
President

By: 
Vice President

By: 
Secretary

By: 
Treasurer

By: 
Director

By: 
Director

By: 
Director