

**RESOLUTION OF  
THE COBBLE CREEK HOME OWNERS ASSOCIATION, INC  
ADOPTING POLICIES AND PROCEDURES  
IN SUPPORT OF UNIT PARKING ENFORCEMENT  
Policy # 13**

**SUBJECT:** Adoption of a policy and procedure regarding unit parking enforcement.

**PURPOSE:** To clarify enforcement of CC&R Sections 3.6.4 and 3.6.10 in regards to unit parking.

**AUTHORITY:** Colorado Common Interest Ownership Act (CCIOA) and the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Cobble Creek Golf Community.

**EFFECTIVE DATE:** August 22, 2018

**RESOLUTION:** The Association adopts the following policy in regards to unit parking enforcement.

**1) General:**

- a) Implementation of this policy in full will begin on January 1, 2019.
- b) It is the policy and preference of the HOA that Unit resident vehicles be parked in a Unit garage and not in a Unit driveway. Vehicles that may be parked in a Unit garage space or in driveway shall be resident owned passenger vehicles, including but not limited to, pick up trucks, vans, SUVs and other like vehicles such as golf carts. Oversized vehicles that do not fit into Unit garage spaces, whether or not there are other regular-use vehicles in the Unit garage spaces, shall not be allowed on site without a parking variance from the Board of Directors.
- c) Garages are not to be used as general storage so as to prevent a Unit resident from keeping their regular use vehicles in the Unit garage.
- d) Residents are required to eliminate the use of the garage space for long term storage of antique vehicles, vehicles in various stages of repair, seldom used vehicles, recreational vehicles and all such vehicles when that storage creates the need to use the driveway for regular-use vehicles.

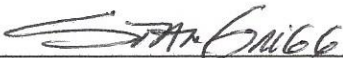
Vehicles, when used only occasionally, or not at all, do not meet the requirement for garage storage when that storage creates the need to store regular-use vehicles in the driveway.


- e) **A two-month grace period shall be afforded residents moving into or out of the community to use their garage for storage. During said two months, the resident may park up to two vehicles in their driveway. In the event that the procedure will require a longer period of time or the need to park a vehicle in the street, the resident will need to obtain the approval of the Cobble Creek property manager and stipulate a date when the temporary need will terminate.**
  - f) **Absent a parking variance, no outside parking of non-emergency work vehicles with business lettering is allowed. Emergency medical and law enforcement vehicles are allowed according to section 3.6.10.iii of the CCRs.**
  - g) **Any modifications to a Unit garage, which prevent the parking of a regular-use vehicle in the garage spaces, must be reconfigured to accept a vehicle.**
  - h) **Unit owners are responsible for their tenants complying with Cobble Creek HOA governing documents, and in particular 3.6.4, 3.6.10 of the CCRs and Policy #13 as they relate to Unit parking.**
- 2) **Excess Vehicles: One (1) passenger car, pickup, SUV, or van that is a resident owned regular-use vehicle, licensed, that is in good condition and appearance may be parked in the driveway under the following conditions:**
- a) **All garage spaces are currently being used to park other regular-use vehicles.**
  - b) **No part of a vehicle that is parked in a driveway shall be allowed to extend into the sidewalk or impede sidewalk access within the Association.**
  - c) **The resident's golf cart will not comfortably and reasonably fit in the Unit's garage along with the resident's licensed regular-use vehicles, i.e. passenger cars, pick up trucks, SUVs or vans.**
- 3) **Conditional/Temporary Parking Variances: The Cobble Creek HOA Board of Directors may issue parking variances to Cobble Creek homeowners whose residents have lived in Cobble Creek before June 1, 2018 and are in violation of the Unit parking regulations for one or more of the following reasons:**
- a) **A resident who has an oversized vehicle that will not fit into their garage spaces. The parking variance would last as long as the resident owns their current oversized vehicle, as identified by make, model, year and license number.**
  - b) **A resident who operates a non-emergency work vehicle, with or without business lettering, that will not fit into their garage spaces or, when stored in a garage space creates the need to park a regular-use vehicle in the driveway.**

The above list of conditions, which may qualify for a Conditional/Temporary Parking Variance, are not inclusive. Other situations may arise after October 1, 2018 which qualify for a parking variance as determined by the Board of Directors, on a case-by-case basis and on their own individual merits.

**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing resolution was adopted by the Executive Board of the Association, at a duly called and held meeting of the Executive Board on August 22, 2018 and in witness thereof, the undersigned has subscribed his/her name.

**COBBLE CREEK HOMEOWNERS ASSOCIATION, INC.**

By  President  
Stan Grigg

By  Vice President  
Paul Story

By  Secretary  
Charlie Berger

By  Treasurer  
Michael Gane

By  Member  
Suzanne Hansen