

**RESOLUTION OF THE  
CARRIAGETOWN CONDOMINIUM ASSOCIATION  
REGARDING PARKING POLICIES, RULES AND REGULATIONS**

**SUBJECT:** Parking

**PURPOSE:** To adopt a standard policy and procedure to follow regarding the parking of vehicles within the community.

**AUTHORITY:** Condominium Declarations for Carriagetown Condominiums ("Declaration"), Bylaws of Carriagetown Condominium Association, Articles of Incorporation of Carriagetown Condominium Association, and Colorado law.

**EFFECTIVE DATE:** 4/17/19

**RESOLUTION:** The Association hereby adopts the following Rules, Policy and Procedures:

**1. Definitions**

A. Abandoned or inoperable vehicle – Any automobile, truck, motorcycle, or other vehicle: (i) defined by Colorado statute or by City of Fort Collins Traffic Code as abandoned or inoperable; (ii) which does not have an operable propulsion system; (iii) which does not have a current license plate; and/or (iv) which is not road worthy.

B. Emergency Vehicle – Include motor vehicles that meet all of the following criteria:

- i. The vehicle is required by an Owner or occupant's employer to be parked at the Owner or occupant's residence as a condition of the Owner or occupant's employment; and
- ii. The vehicle has a gross weight of ten thousand pounds or less; and
- iii. The vehicle is used by an Owner or occupant who is a member of a volunteer fire department or employed as an Emergency Service Provider; and
- iv. The vehicle bears an official emblem or other visible designation of the Emergency Service Provider.

If requested by the Association, an Owner or occupant shall provide proof, in a means acceptable to the Board of Directors, of qualification of a vehicle under the above definition.

C. Emergency Service Provider – A primary provider of emergency fire fighting, law enforcement, ambulance, or emergency medical service. Providers of water, electricity, gas, phone and communication services are specifically excluded from the definition of Emergency Service Provider.

D. Recreational Vehicle- Any motorized vehicle whose primary purpose is for recreation, specifically including but not limited to jet skis, boats, all-terrain vehicles, dirt bikes, motor bikes, motorcoaches, vehicles containing bathroom facilities, and golf carts.

E. Commercial Vehicle- A vehicle that meets any of the following characteristics or combination of characteristics:

- vehicles deemed a “commercial vehicle” pursuant to state, federal, or local law, ordinance, rule or regulation;
- vehicles that have a gross vehicle weight rating in excess of 8,500 pounds;
- vehicles with no passenger seats (i.e. delivery vans);
- vehicles with racks, ladders, or panels designed to carry equipment;
- trucks where the bed of the truck contains a non-standard bed, but rather a bed designed for commercial/industrial use;
- vans with extended side panels;
- vehicles with business signage, advertisements, or logos, which by themselves, or the combination of the same, cover more than 20% of the vehicle;
- vehicles with commercial vehicle license plates; and/or
- vehicles with material or equipment protruding beyond the front, rear, top, or sides of the vehicle (including any vertical extension above the limits of truck sides or van/automobile top, but not including a standard truck box).

## 2. Parking Covenants, Restrictions, Rules, and Regulations

A. All Common Element parking spaces shall be used by the Owners or occupants for self-service parking purposes on a “first come, first served” basis.

B. No more than one vehicle shall be parked in any designated space with the exception of two motorcycles may be parked in the same parking spaces provided they are parked in a manner that otherwise complies with the Association’s parking rules.

C. Vehicle may not be parked in a manner to impede the safe and efficient use of drive lanes within the Common Elements by residents, obstruct emergency access to/from the community, or interfere with the reasonable needs of other residents to use the Common Element drive lanes, walkways or other parking spaces within the community.

D. The following may not be parked or stored within the community, unless otherwise allowed by Colorado law: house trailer, camping trailer, boat trailer, hauling trailer, boat, or other Recreational Vehicle. The foregoing may be parked as a temporary expedience for loading, unloading, delivery of goods or services, or emergency; provided, however, overnight parking is prohibited.

E. Owners and residents in the community are permitted to park Commercial Vehicles used on a regular basis as part of their business or occupation in the Common Element parking spaces provided such vehicles can be parked in a manner that otherwise complies with the Association’ parking rules. For purposes of this rule use on a regular basis means the Commercial Vehicle is driven by the Owner or resident on a daily, weekly or biweekly basis and is not being stored on

the property. All other Commercial Vehicles may not be parked within the community except as a temporary expedience for loading, unloading, or delivery of goods or services. This restriction shall not apply to trucks or other commercial vehicles temporarily located within the Community which are necessary for construction or for the maintenance of the Common Elements, Units, or any improvement located thereon.

F. No abandoned, unlicensed or inoperable automobiles or vehicles of any kind shall be stored or parked within the community unless parked or stored within a garage.

G. Vehicles must fit completely within a single parking space and shall not extend onto, or block, the sidewalks. Oversized vehicles that do not fit within a single parking space due to the fact that they are either too wide or too long to fit completely within a single parking space must be parked outside of the community. Oversized vehicles such as moving trucks may be parked as a temporary expedience for loading and unloading; however, overnight parking of such vehicles is prohibited.

H. Parking in pedestrian areas, grassy or landscaped areas, or fire lanes (as designated by the Association or as designated by local government or a local fire protection authority) shall not be permitted.

I. Vehicle maintenance and repairs is prohibited; however, minor emergency repairs that are unlikely to cause damage to the surrounding Common Elements or interfere with other Owners and occupants use of the parking area are allowed. Minor emergency maintenance and repairs include, by example, changing a break light bulb or a flat tire.

J. In addition to the rules set forth in, all Owners and occupants shall park their vehicles and shall otherwise act in compliance with any posted signs in the community.

### 3. Enforcement.

A. Violations - Any violation of this Parking Policy may result in a fine, after notice and an opportunity for a hearing pursuant to the Association's Enforcement Policy, and/or towing or booting as provided herein.

B. Towing - In addition to a fine, the Association may tow, or cause to be towed or booted, any vehicles which are parked in violation of the Association's parking covenants, policies, rules, or regulations. In such event, a written Notice of Intent to Tow shall be posted on the subject vehicle. If the vehicle in violation of this Policy is not removed within seventy-two hours after the Notice of Intent to Tow is posted on the vehicle, the Association shall be entitled to tow or boot the subject vehicle and the owner of the vehicle shall be liable for all expenses, costs and fees incurred in such towing, booting, and/or storage.

If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or occupant's Unit or dwelling, is obstructing the flow of traffic, is parked on any grassy area, is parked in a space which has been assigned as exclusively serving another Unit, or otherwise

creates a hazardous condition, no notice shall be required and the vehicle may be immediately towed or booted.

4. **General.**

A. **Supplement to Law** - The provisions of this Policy 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 community.

B. **Deviations** - The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances. For example, vehicles parked in fire lanes may be towed immediately without notice.

C. **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 Association certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on

4/17/2019 and in witness thereof, the undersigned has subscribed his/her name.

**CARRIAGETOWN CONDOMINIUM ASSOCIATION**  
a Colorado nonprofit corporation,

Vickie Trailer  
President

Carraigetown Condo Homeowners,  
Please be sure to inspect the following items to ensure you avoid serious and costly problems in the future.

Check the ventilation/heater under your kitchen sink to make sure there is no fire hazard.

Check your drier and bathroom vents to make sure there are no obstructions.

Check your hot water heater to make sure it is operating properly.

Keep front doors and back patios free of obstructions and clutter.

If your unit has a sump pump, check it for operation. If you have a garden hose hooked up outside, DISCONNECT IT!

Remember to keep the heat on even when you are not home. 60 degrees is a good setting if you are not home. If you're gone for an extended period, you may want to open the cabinets for the plumbing in the kitchen and bathrooms so warm air may circulate through there.

Some units may have a heater under the sink cabinet, make sure it is well ventilated.

Please keep common area laundry doors closed and make sure there is heat on in there.

Thank you all for checking on these items, a few minutes to check these things out will mean fewer headaches and less expensive for you as the weather gets colder!

Thank you,  
On behalf of the Board of Directors.

DATE: 04/24/2019

TO: Carriagetown Condominiums Homeowners Association

FROM: Carriagetown Condominiums Homeowners Association Board of Directors

RE: HOA Loss Assessment Coverage and HO-6 Policy Information

The Association has acquired a new policy with Travelers Insurance effective January 1<sup>st</sup>, 2019. The total Building coverage amount for our community is \$4,358,400. If the Association suffered damage as a result of a large hailstorm or windstorm, the community members would be responsible for a 5% of the \$4,358,400 or approximately \$218,000. In the event a large loss occurred damaging all homes, each of the owners could be liable up to approximately \$9,000.

We suggest you discuss buying \$15,000 Loss Assessment Coverage Endorsement with your existing insurance agent. Condo-Owner's insurance is called HO-6. The premium cost for this Coverage Endorsement is minimal.

Unit Owners should be aware the additional **Loss Assessment Coverage** on your existing HO-6 policy would help fund the deductible assessment costs listed above if it becomes necessary.

#### **What is HO-6 Unit Owner Policy Coverage?**

This policy is designed to cover the interior of your condominium including improvements, personal property and personal liability.

#### **Why do I need HO-6 Unit Owner Policy Coverage?**

This policy will protect you against a financial loss by transferring the risk of property damage and liability to the insurance company and in most cases, the cost of a special assessment. For example: a hail storm damaging the exterior and common elements in the community will trigger coverage in your individual policy. Please ask your agent specific coverage information.

**Condo Coverage Considerations: *Condominium insurance allows you to select the coverage you want for the things you value most, like:***

- **Your condo** - You're covered for accidental damage to improvements you make in your unit that your association's policy does not cover, up to your condo insurance policy limits.
- **Your possessions** - Insurance covers your personal belongings too, up to your policy limits.
- **Your assets** - Condo insurance can help protect your assets from liability claims if you are sued.

Sincerely,

Carriagetown Condominiums Homeowners Association Board of Directors

**RULES AND REGULATIONS FOR CARRIAGETOWN CONDOMINIUMS  
FORT COLLINS COLORADO 80526**

**PARKING**

1. There will be no parking anywhere within the driveway or fire access easement
2. Boats, trailers, and bicycles are not permitted in parking spaces
3. Any violation of the parking regulations will subject the unauthorized vehicle to immediate towing according to the adopted parking policy.

**PETS**

1. One animal weighing less than 15 lbs is allowed.
2. Violation of the pet rule will initially result in a \$50 first fine, a fine of \$100 for a second notice and \$200 for the third and subsequent fines, according to the covenant enforcement policy. These fines will be assessed against the owner of the condominium unit. Continued violations may result in court action against the owner.
3. In accordance with the Americans with Disabilities Act, reasonable accommodation request will be made for service animals

**TRASH/RECYCLING**

1. The large blue dumpster is for trash.
2. The smaller units that have wheels are for single stream recycling. Please see attached flier



**NOISE**

1. Quiet Hours are:  
    Sunday - Thursday 10:00 pm - 7:00 am  
    Friday & Saturday 11:00 pm - 7:00 am  
    Please confine noise to the interior of your condo during these hours

**BALCONIES, PATIOS, WALKWAYS, and STAIRS**

1. Please show respect to your neighbors with regard to second-hand smoke.
2. Balconies and patios are designed for leisure use and not for storage. Examples of such items are - patio furniture, a small amount of firewood (up to a quarter of a cord) and bicycles.
3. Please be aware some patios have external property water faucets - do not block access

**BBQ GRILLS**

Only electric grills are allowed, provided that the City ordinances are followed. **Charcoal and propane grills are not allowed!!** The City of Fort Collins Regulations. For more information see attached or go to this link: <http://poudre-fire.org/about-us/advanced-components/search?q=bbq%20rules>