

**Resolution of
TrailMark Homeowners Association, Inc.
Recreational Vehicle Policy**

SUBJECT: Parking of recreational vehicles within the TrailMark community (“Community”).

PURPOSE: To adopt a standard policy for owners, residents, guests, and visitors to follow when parking recreational vehicles.

AUTHORITY: From the Declaration, Bylaws, Articles of Incorporation of the TrailMark Homeowners Association and Colorado law.

Declaration 3.28 - Trailers, Campers and Junk Vehicles. No boat, camper (on or off supporting vehicles), trailer, tractor, truck, industrial or commercial vehicle (both cabs or trailers), towed trailer unit, motorcycle, disabled, junk, or abandoned vehicles, motor home, mobile home, recreational vehicle, or any other vehicle, the primary purpose of which is recreational, sporting or commercial use (collectively “Recreational Vehicles”), shall be parked or stored in, on, or about any Lot or street within the Common Interest Community except within the attached garage or unless such vehicles are concealed from view and approved by the Design Review Committee. For the purposes of this covenant, a *3/4-ton* or smaller vehicle commonly known as a pickup truck shall not be deemed a commercial vehicle or truck. The Association shall have the right to enter an Owner's Lot to remove and store, at such Owner's expense, vehicles in violation of this Section. An Owner shall be entitled to 14 days' written notice prior to such action by the Association. As more fully provided herein, the Board of Directors shall be empowered to enact additional rules and regulations pertaining to the use, parking and storage of Recreational Vehicles within the Common Interest Community.

EFFECTIVE

DATE: January 1, 2012

RESOLUTION: The Association hereby adopts the following Recreational Vehicle Policy (“Policy”):

Recreational Vehicles:

Homeowners must register all recreational vehicles with the Association prior to the vehicle entering the property. All owners will be permitted **one 48-hour period per month**. This time period follows the City of Littleton Recreational Vehicles parking ordinance.

To register your vehicle, provide the management company with the following information in writing (email correspondence is acceptable):

- Owner Name
- Owner Address
- Type of vehicle (make, model, color), license plate number
- Date the vehicle will arrive and date it will be removed (48-hours maximum)

Owner Parking Variance:

Homeowners who wish to have more than one 48-hour period in any given month must first apply for a "parking variance". Each homeowner has a total of twelve 48-hour parking periods per year. A parking variance will permit you to use up to two per month; but under no circumstances will an owner be permitted more than twelve 48-hour parking periods in a twelve month period. (Parking variances work by moving one of your other 48-hour parking periods to the month in which you request a variance.)

Guest parking variance: Any homeowner who has a guest come into town and wishes to park their vehicle in the community must first provide a copy of the City of Littleton's "Special Permit." Upon receipt of a copy of the special permit, the Board of Directors or the management company will approve the request for a "Guest Parking Variance." Note: Guest Parking Variances may be a lesser number of days than the Special Permit provided by the City.

Enforcement: Any violation of this Policy by an owner, guest, or visitor may result in the imposition of a fine against the owner of the corresponding lot after notice and an opportunity for hearing.

Notice/Towing. If the Association determines a recreational vehicle is parked in the community in violation of this Policy, then the Association may ticket, fine and/or tow the vehicle at the owner's expense.

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 of the laws of the State of Colorado governing the Community.

Deviations: The Board may apply discretion in its procedures as set forth in this Policy, if such discretion is reasonable under the circumstances.

Amendment: This Policy may be amended by the Board of Directors.