

## RESOLUTION

### Eagleridge Estates Homeowners Association of Pueblo, Inc. (the “Association”)

#### Policy & Procedures for Temporary Parking of Otherwise Prohibited Vehicles & Trailers

- SUBJECT:** Temporary Parking - Declaration of Conditions, Covenants, Restrictions, and Easements for Eagleridge Estates (the “Declaration”), Article IV, Section 413. Trailers, Campers, Etc.
- PURPOSE:** To adopt a policy & procedures permitting limited temporary parking of trailers, campers, boats, recreational vehicles, commercial vehicle tractors, and other vehicles referred to in Section 413 of the Declaration.
- AUTHORITY:** Articles of Incorporation, Bylaws and Declaration of the Association, and Colorado law.
- EFFECTIVE DATE:** October 24, 2019
- RESOLUTION:** The Association hereby adopts the following Policy & Procedures (hereinafter “P&P”) allowing a property Owner, or tenant thereof, to park on his/her property, or on the street contiguous with the property boundary, on a temporary basis, trailers, campers, boats, recreational vehicles, commercial vehicle tractors, and other vehicles referred to in Section 413 of the Declaration.
1. Policy & Procedures. A property Owner or tenant is allowed to park, on his/her property, or on any street contiguous with the property boundary, on a temporary basis, trailers, campers, boats, recreational vehicles, commercial vehicle tractors, and other vehicles referred to in Section 413 of the Declaration.
  2. Temporary Basis. For the purpose of this Policy only, “temporary basis” is defined as any contiguous seven (7) day period, or any two (2) contiguous periods totaling no more than seven (7) days total, within any thirty (30) day contiguous period.
  3. Limited Application. Parking is permitted under this Policy only to the extent otherwise permitted under Pueblo City, County, State, and federal laws, codes, ordinances, rules and regulations.
  4. Burden of Proof. In the event the Board, a designated representative thereof, or another property Owner claims the property Owner relying on this P&P has violated the provisions hereof, it is the accused property Owner’s sole responsibility to demonstrate he/she is in compliance with this P&P.
  5. Complaint, Investigation, Notice of Violation, Notice of Hearing, Hearing, and Fine. Any complaint, investigation, Notice of Violation, Notice of Hearing, Hearing, and/or resulting fines shall be in accordance with the Association’s Policy & Procedures for Covenant Enforcement.

6. Failure to Timely Request Hearing. If the Homeowner fails to request a hearing within fourteen (14) days of the Notice of Violation, or fails to appear at the Hearing, the Board may make a final decision with respect to the Violation based on the Complaint, results of the investigation, and any other available information, and without the necessity of holding a Hearing. The Homeowner may immediately be assessed a fine pursuant to these policies and procedures.
7. Definitions. Unless otherwise defined in this Resolution, initially capitalized terms defined in the Declaration shall have the same meaning herein.
8. Supplement to Law. The provisions of this Resolution shall be in addition to and supplement the provisions of the Declaration and the applicable law of the State of Colorado.
9. 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.
10. Amendment. This Policy may be amended from time to time by the Board.

CERTIFICATION:

The undersigned, President of Eagleridge Estates Homeowners Association of Pueblo, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by its Executive Board at a duly called and held Board meeting on the 24th day of October, 2019.

Eagleridge Estates Homeowners Association of Pueblo, Inc.  
(a Colorado Non-Profit Corporation)

By:  \_\_\_\_\_

Edward A. Thomson, President