

FAIRWAY THREE TOWNHOMES ASSOCIATION, INC.  
PARKING POLICY

Adopted November 21, 2019

PURPOSE: To provide policy and procedure for safe parking for all Owners.

It is the obligation of the Board of Directors to keep the Common Elements of the Fairway Three Townhomes safe for all residents of the complex.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Parking Policy supplementing Section 4.7 of the Declaration and Section 3 of the Rules:

- Owners are required to register all their vehicles with the Association.
- Owners are allowed one vehicle per bedroom of owned unit.
- All vehicles must be in drivable condition and must have current tags and registration.
- Large commercial type vehicles are not allowed.
- Guest vehicles onsite longer than three days should be registered with the Association by informing a Board member.
- Owners must always park one vehicle in the carport space. Owners with motorcycles or bicycles in the carports shall store them in such a fashion to allow a vehicle to be parked in the carport as well.
- Vehicles with racks or extensions shall park in a fashion so as not to be a hazard to neighboring vehicles or pedestrians.
- Owners, when parking in carports, will center vehicle within the carport space so as not to impede ingress or egress of Owners from vehicles parked in adjacent carport spaces.
- Day skier parking is not allowed.
- Owners may park non-motorized towed vehicles such as trailers, boats, campers onsite in one of their allotted spaces only if such vehicles do not present a danger to Residents and they fit completely with the space that a normal vehicle would occupy. These vehicles must also be registered with the Association and are subject to the same rules contained herein.
- Vehicles must be moved regularly from open parking spaces to facilitate snow removal.

The disregard of any of the above provisions, shall result in an immediate fine as allowed for in the Rules and Regulations.

This Policy Regarding Rental of Units was adopted by the Board of Directors on the 21<sup>st</sup> day of November, 2019, effective the 21<sup>st</sup> day of November 2019, and is attested to by the Secretary of Fairway Three Townhomes Association, Inc.

  
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Andrew Fisher Secretary



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Janice K. Vos Caudill, Pitkin County, CO