

GRAND TRAVERSE AT VAIL ASSOCIATION **PARKING RULES AND REGULATIONS**

In accordance with Section 3.c of the Declaration of Protective Covenants for Dauphinais-Moseley Subdivision, Filing #1 recorded on August 27, 1991 in Book 561 at Page 10 February 18, 1998, as Reception No. 457138 in the Eagle County real estate records (the "**Declaration**"), the Board of Directors for the Grand Traverse at Vail Association ("**Association**") has adopted the following Parking Rules and Regulations ("**Rules and Regulations**") effective as of 2/2025.

GENERAL

1. All capitalized terms used in the Rules and Regulations that are not defined herein have the same meaning as in the Declaration. The purpose of these Rules and Regulations is to promote the welfare of the community of Owners and, by regulating the use of the Association's property and certain conduct of Owners, to promote harmony among Owners and increase the satisfaction and enjoyment of each Owner.
2. An Owner shall be responsible for any violation of these Rules and Regulations by such Owner and its tenants, guests and invitees (collectively, "**Occupants**").
3. The Owners shall comply and shall cause their Occupants, guests and invitees to comply with these Rules and Regulations governing the parking of vehicles in the guest spaces on Moraine Drive.
4. In the event of any conflict between these Rules and Regulations and the other documents governing the Association, such governing documents shall have the following priority: Amendments Declaration, the Declaration, Articles of Incorporation, these Rules and Regulations, other rules and regulations adopted by the Association and Bylaws.

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5. There are four (4) parking spaces located on the Association's property along Moraine Drive. These parking spots are only to be used as **short-term** guest parking and/or Owner spaces for vehicles ("**Guest Parking**"). The maximum amount of time that each Guest Parking spot may be used is up to seven (7) days.
6. An Owner may park in Guest Parking subject to the maximum number of days listed above. No Owner may store their vehicles, trailers, mobile homes, recreation vehicles or other powered recreational equipment at any time such as snow mobiles and boats and the like in Guest Parking.
7. Vehicles parked in Guest Parking must cooperate with appropriate style of parking and with the snow removal schedule.

8. Parking of construction equipment in Guest Parking is prohibited. No vehicle shall be repaired, services, re-built, dismantled or painted in Guest Parking.
9. If any vehicle or trailer owned or operated by an Owner or its Occupants, its guests or invitees shall be illegally parked or abandoned in Guest Parking, the Association shall be held harmless by such Owner for all damages, expenses or losses that may ensue in removing such vehicle or trailer. The Owner shall indemnify the Association against any liability which may be imposed on the Association because of such illegal parking or abandonment and any consequence thereof.
10. The Board of Directors may enforce these Rules and Regulations in accordance with the Association's Policies and Procedures adopted by the Association and/or amended from time to time. In addition, a violation of the foregoing parking restrictions may result in the immediate removal of the vehicle or trailer after a minimum of seventy-two (72) hours' notice has been given to the owner of the vehicle or trailer at the expense of the Owner and/or its Occupants, guests, or invitees violating such parking restrictions. If ownership of the vehicle or trailer is unknown, notice may be given by posting such notice on the vehicle or trailer.
11. These Rules and Regulations, to the extent possible, shall be construed or reformed to give validity to all its provisions. Any provisions of these Rules and Regulations found to be prohibited by law or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.
12. This policy may be amended from time to time by the Board of Directors.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of the Grand Traverse at Vail Association certifies that the foregoing Parking Rules and Regulations were approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board held on 1/27/25.

Grand Traverse at Vail Association

By: Shawn Hawkins
president