

# Horizon Towers Condominium Association

## Covenant Enforcement Policy and Procedure Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing policies rules and regulations and other governing document of the Association.

### 1. Scope:

- Parking Policy to stipulate Horizon Towers regulations, in addition to the Covenants, Codes & Restrictions, Section 8.02.

### 2. Specifics:

- No extended parking in the front, south-western lot.
- No overnight parking without a permit or Guest Pass.
- No truck or oversized parking in the east two rows of the front south-western lot.
- No campers, trailers, rec vehicles, anywhere on property.
- Vendor parking shall be used exclusively for vendors.
- Parking spaces outside P3 Garage are expressly reserved for vendors
- Vehicles used for move in and move out are not for regular residential use

### 3. Owner Units and Parking

- Each unit is sold with one garage parking space per bedroom/unit. For example:  
A one (1) bedroom unit = One parking space  
A two (2) bedroom unit = Two parking spaces

### 4. Garage Parking Areas

- You must park in your designated parking spaces. Under no circumstance should a resident park (or allow anyone else to park) in a space that belongs to another resident, without the permission of the owner. It does not matter whether it takes five minutes or five hours, **do not park in someone else's space.**
- Your parking areas should not be used as a storage area. They are not to be used for non-licensed vehicles. If you have visitors staying overnight and they will be using your extra space, you must register the vehicle with the HTCA office. The office will issue a guest-parking pass, which provides the contact information in event of an emergency or if other problems arise. Any vehicle without a valid HTCA parking permit or guest-parking pass, clearly displayed in the front windshield, is subject to being “booted” in place, removal of the device will be at the owner’s expense.

### 5. Outside Parking Areas

- These clearly marked areas are provided for residents and guests of Horizon Towers. Areas not marked for parking are to be kept clear of parked vehicles and

are to be used only by delivery vehicles (10 minutes or less) and/or emergency vehicles.

- The areas not to be used for parking are directly in front of the entrance and 35 feet to either side. Parking spaces closest to the south stair building exit and patio gate are designated for pull in (not back in) car parking only.
- Extended overnight parking of a camper, trailer, boat, motor home or any large commercial type vehicle is not allowed in any of the HTCA parking areas. Any vehicle parked overnight must have a registered parking pass from HTCA or a guest-parking pass obtained from the HTCA office displayed on the front windshield. Any vehicle without a valid HTCA parking permit or guest-parking pass, clearly displayed in the front windshield, is subject to being “booted” in place, removal of the device will be at the owner’s expense.

## **6. Outside Truck and Vendor Parking**

- For all trucks and all vendors, parking is available on the South side of the Horizon Towers building. No camper, motor home, trailer, or boat parking is allowed. There are not many spaces available and we want to assure that residents in the building have parking for their over-sized vehicles.

Violations may be observed by the Board of Directors, the management company, a committee member or reported via written correspondence through e-mail, fax, or mail service. The complaint must state specifically the violation observed, as well as a picture of the violation, and include who the violating party was, what was observed, the date, place and time of the violation and any other pertinent information such as license plate numbers etc.

If full details are not provided with a complaint, further action beyond additional observation cannot be made. The Board will investigate the complaint further and will make additional observations if required.

If a complaint is found to be in violation of a municipal code, the complaint will be forwarded to the appropriate authorities.

If a violation is found and documented, this Policy shall follow the Covenant Enforcement Policy and the Dispute Resolution Policy for procedural regulations.

Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

Non-payment of fines will fall under the Dues Collection Policy.

Voting rights will be suspended for any Owner who is or has been in violation of the CC&R’s in the previous thirty (30) days.

- ## **7. Definitions:**
- Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

- 8. Supplement to Law:** The provisions of this Resolution 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 Project.
- 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:** The Board of Directors may amend this procedure from time to time.

**President's Certification:** The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

## **Horizon Towers Condominium Association**

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**President**

**Effective Date:** \_\_\_\_\_