HORIZON TOWERS CONDOMINIUM ASSOCIATION

POLICY #A: PARKING

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

Purpose: To adopt a Policy setting forth rules and regulations, in addition to the Covenants, Codes and Restrictions as last amended June 1, 2015, Section 7.02.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy governing a parking policy:

1. **Parking Areas.**
    a. **Garage Parking.** There are three garage entrances, P1 P2, and P3. Each unit has designated parking. Each level has an outer door entrance next to the garage door and a secure elevator entrance. All parking areas are clearly marked with unit numbers. P3 level is used for vendors, contractors, and moving furniture in/out of units. Recycling is also located at this entrance.
    b. **Outside Parking.** Areas are clearly marked for residents and guests of Horizon Towers. Unmarked areas are to be kept clear of parked vehicles as they are used only by delivery vehicles (10 minutes or less) and/or emergency vehicles (fire trucks, ambulances, etc.).
        i. The areas not to be used for parking are directly in front of the entrance and thirty-five feet from either side. Parking spaces closest to the south stairs building exit and patio gate are designated for pull in (not back in) car parking only.
        ii. Extended overnight parking of a camper, trailer, boat, motor home, or any large commercial type of vehicle is <u>not allowed</u> in any of the HTCA parking areas.
    c. **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.
2. **Assigned Parking Spaces**. Each unit is sold with one garage parking space per bedroom/unit. For example:
    a. One (1) bedroom unit = one parking space.
    b. Two (2) bedroom unit = two parking spaces.

    [Note: Owners with excess vehicles must find their own parking spaces (perhaps off site)].

3. **Parking Rules**. All owners, guests, and vendors have designated parking spaces at Horizon Towers. All vehicles are to be licensed. All owners have a parking permit displayed in the rear left window (to be viewed by security in the garage or out in the parking lot). All guests are issued a "dated guest pass" which is good for two days and displayed in the front windshield. If a guest is parking for longer than two days (in the garage or out in the parking lot), it will need to be registered with the office, and the office will issue an updated pass which is also displayed in the front windshield.Any vehicle without a valid permit or guest pass, is subject to being "booted" in place,

and removal of the device will be at the owner's expense. Under no circumstances 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**. **Campers, trailers, recreational vehicles, or oversized vehicles are not permitted anywhere on the property.**

4. **Electric Vehicles (per C.R.S. §38-33.3-106).** The Colorado general assembly encourages common interest communities not only to allow electric vehicle charging stations and the parking of electric vehicles in accordance with this section, but also to apply for grants from the electric vehicle grant fund created in C.R.S. §24-38.5-103 or otherwise fund the installation of charging stations on common property as an amenity for residents and guests.
    a. Notwithstanding any provision in the declaration, bylaws, or rules and regulations of the Association to the contrary, an Association shall not:
        i. Prohibit a unit owner from using, or installing at the unit owner's expense for the unit owner's own use, a level 1 or level 2 electric vehicle charging system on or in:
            1. A residential unit;
            2. An assigned or deeded parking space that is part of or assigned to a unit; or
            3. A parking space that is accessible to both the unit owner and other unit owners;
        ii. Assess or charge a unit owner any fee for the placement or use of an electric vehicle charging system on or in the unit owner's unit; except that the Association may require reimbursement for the actual cost of electricity provided by the Association that was used by the charging system or alternatively may charge a reasonable fee for access. If the charging system is part of a network for which a network fee is charged, the Association's reimbursement may include the amount of the network fee. Nothing in this section requires an Association to impose upon a unit owner any fee or charge other than the regular assessments specified in the declaration, bylaws, or rules and regulations of the Association.
        iii. Restricted parking is based on a vehicle being a plug-in hybrid vehicle or plug-in electric vehicle.
    b. An Association shall consent to the required meter system and a reimbursement plan for actual costs. A unit owner's placement and use of an electric vehicle charging system on a limited common element parking space assigned to the owner in the declaration or other recorded document if:
        i. Notwithstanding any existing ban on electric vehicle charging systems, the system otherwise complies with the declaration, bylaws, and rules and regulations of the Association; and
        ii. The unit owner agrees in writing to:
            1. Comply with the Association's design specifications for the installation of the system.
            2. Engage the services of a duly licensed and registered electrical contractor familiar with the installation and code requirements of an electric vehicle charging system.

3. Bear the expense of installation, including costs to restore any common elements disturbed in the process of installing the system; and
4. Provide a certificate of insurance naming the Association as an additional insured on the homeowner's insurance policy for any claim related to the installation, maintenance, or use of the system or, if the system is located on a common element, reimbursement to the Association for the actual cost of any increased insurance premium amount attributable to the system, notwithstanding any provision to the contrary in the Association's declaration, bylaws, or rules and regulations. The certificate of insurance must be provided within fourteen days after the unit owner receives the Association's consent for the installation. Reimbursement for an increased insurance premium amount must be provided within fourteen days after the unit owner receives the Association' s invoice for the amount attributable to the system.

c. Once the Association approves a unit owner's installation of an electric vehicle charging system on a limited common element, including a parking space, or garage stall, then, unless otherwise specified in a written contract or in the declaration, bylaws, or rules and regulations of the Association:
   i. The unit owner, and each successive unit owner with exclusive rights to the limited common element where the charging system is installed, is responsible for any costs for damages to the system, any other limited common element or general common element of the common interest community, and any adjacent units, garage stalls, or parking spaces that arise or result from the installation, maintenance, repair, removal, or replacement of the system;
   ii. Each successive unit owner with exclusive rights to the limited common element shall assume responsibility for the repair, maintenance, removal, and replacement of the charging system until the system has been removed;
   iii. The unit owner and each successive unit owner with exclusive rights to the limited common element shall at all times have and maintain an insurance policy covering the obligations of the unit owner is subject to all obligations specified and shall name the Association as an additional insured under the policy; and
   iv. The unit owner and each successive unit owner with exclusive rights to the limited common element is responsible for removing the system if reasonably necessary or convenient for the repair, maintenance, or replacement of the limited common elements or general common elements of the common interest community.
d. A charging system installed at the unit owner's cost is property of the unit owner. Upon sale of the unit, if the charging system is removable, the unit owner may either remove it or sell it to the buyer of the unit or to the Association for an agreed price. Nothing requires the buyer or the Association to purchase the charging system.
e. As used "electric vehicle charging system" or "charging system" means a device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle, is designed to ensure that a safe connection has been made between the electric grid and the vehicle, and

is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level. An electric vehicle charging system may be wall-mounted or pedestal style and may provide multiple cords to connect with electric vehicles. An electric vehicle charging system must be certified by underwriter's laboratories or an equivalent certification and must comply with the current version of article 625 of the national electrical code.

i. "Level 1" means a charging system that provides charging through a one-hundred-twenty-volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.

ii. "Level 2" means a charging system that provides charging through a two-hundred eight to two-hundred forty-volt AC plug with a cord connector that meets the SAW international J1772 standard or a successor standard.

5. **Violations.** Violations observed and any pertinent information (dates, times, places, license numbers, etc.) will be provided to a Board member to investigate. The Board will investigate the complaint further and will make additional observations if required. If the violation is found and documented, this policy shall follow the Covenant Enforcement policy and the Dispute Resolution policy for procedural regulations. House Bill 22-1314 states that a towing sign is a requirement before a vehicle may be towed, therefore no vehicle will be towed even if the rear license plate shows expired on the vehicle registration.
   a. Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.
   b. Non-payment of fines will fall under the Collection policy.
   c. Voting rights will be suspended for any owner who has or has been in violation of the CC&Rs in the previous thirty (30) days.

Automatic Revision: This policy shall be revised automatically to include any revisions to the applicable statute referenced above.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the HTCA, A Colorado nonprofit corporation, certified that the foregoing Policy #A was introduced for the first reading at a fully called and held meeting of the Board on September 8, and approved and adopted by the Board at the Board meeting on November 3, 2025.

Signature on File President	11/03/2025 Date
Signature on File Vice President	11/03/2025 Date