

CONSENT OF DIRECTORS
OF THE
BLUFFS AT RED DEER
TOWNHOME OWNERS ASSOCIATION

The undersigned, being all of the Directors of the Bluffs at Red Deer Townhome Owners Association, a Colorado non-profit corporation (the "Association"), hereby consents to vote in favor or, and adopt the following resolution:

WHEREAS, a Declaration of Covenants, Conditions and Restrictions of the Bluffs at Red Deer ("Declaration") was recorded in the records of El Paso County Clerk and Recorder on November 3, 1988 at Reception No. 01770922; and

WHEREAS, pursuant to Article V, Section 5.5 and Article X, Section 10.5 of the Covenant, Conditions and Restrictions ("CC&R's"), the Board of Directors of the Association, is empowered to adopt and publish rules and regulations for the community, and

WHEREAS, the Board of Directors is adopting this parking policy to further clarify Article X, Section 10.13 of the CC&R's; and

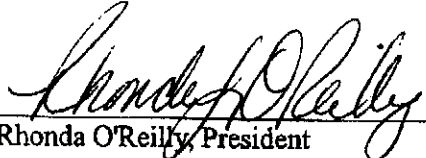
WHEREAS, the Board of Directors believes that a parking policy will promote a fair solution for owners/tenants and guests while establishing a better understanding for proper and improper parking locations throughout the community; and

IT IS RESOLVED, that the parking policy attached hereto as Exhibit A shall be adopted and hereby established as the parking guidelines and restrictions, and

IT IS FURTHER RESOLVED, that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and


IT IS FURTHER RESOLVED, that this policy shall take effect upon execution of this document.

Executed this 20th day of OCTOBER, 2009.



Rhonda O'Reilly, President

Jill Kinsella, Treasurer



David Sansone, Member at Large

Exhibit A

The Bluffs at Red Deer Parking Policy

Per the Article X, Section 10.13 of the CC&R's, *"No part of the Project, including the public streets and private streets, drives, or parking areas, unless specifically designed by the Association therefor, shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat or accessories thereto, truck or recreational vehicle, except as a temporary expedience for loading, delivery, emergency, etc..."*

Parking Regulations:

1. Owners and tenants are permitted to park their vehicles in **their** designated parking spaces.
2. All vehicles must have current license plates and registration.
3. All vehicles are deemed immovable, thus illegally parked, if they are unable to be moved under their own power.
4. No repair, maintenance, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, boats or vans may be performed on any lot or common area unless completely screened from sight and sound from the common areas and other homes.
5. Motorcycles are not to be parked in any area other than the driveway or designated parking.
6. Vehicles, which are moved temporarily and then returned to violation status, are deemed to be in continuous violation.

Visitor Parking:

Visitor parking spaces are very limited and under most circumstances are restricted to **visitors only**. Owners/tenants and visitors of The Bluffs at Red Deer desire and expect the visitor parking spaces to be available for their use as an amenity provided to the community.

Visitor parking spaces are intended for temporary use only, which is defined as follows:

- Temporary Use by Owners/tenants is allowable for up to 4 hours / day
- Visitor Parking by Visitors/Guests is allowed for up to 48 hours / week

Any parking needs over 48 hours requires approval. Owners can contact Diane Wimpy at diane.wimpy@courtneyandcourtney.com or 719.260.8216 for approval. If management does not give approval the vehicle becomes unauthorized and risks towing.

Visitor/Guest Parking Locations:

East End of Blazek Loop: 5 spaces

West End of Blazek Loop: 2 spaces

North End of Blazek Loop: 3 spaces minimum

Enforcement:

1. Any vehicle deemed immovable by the board of directors will be given a written notice (Exhibit B) placed on the vehicle with a timeframe of 48 hours to repair/relocate the vehicle.
2. After 48 hours if the vehicle is still deemed immovable the vehicle will be towed at the owner's expense.
3. Vehicles parked in guest parking that have not requested special permission by the board of directors will be given 48 hour written notice of towing.
4. Repeat offenders will not be given written notice on subsequent violations; immediate towing will ensue.
5. The Association will enter into an agreement with a local towing company; it will be the responsibility of the vehicle owner/tenant to arrange recovery of the towed vehicle.