

## 10. Driveways and Parking Areas

- 10.1 Every unit is entitled to the use of ONE assigned parking space (as indicated on your deed). Additional parking spaces may be rented from the Association as available. Anyone parked in a parking space not assigned or leased to their home or, owned otherwise, is subject to towing at the vehicle owner's expense.
- 10.2 All vehicles must be operable and currently licensed, insured, and comply with these rules, the ordinances and rules of Denver Motor Vehicle Department, and laws and rules of the State of Colorado.
- 10.3 All vehicles parked on the property, other than short-term visitors, must be registered and issued an Association parking sticker. A parking sticker is issued at no cost to Association residents for any vehicle owned by a resident, up to a maximum of four (4) vehicles. Replacement cost for lost stickers is \$25. To obtain a sticker, residents are required to present a) valid driver's license; b) vehicle registration; c) proof of current insurance; d) proof of residency (copy of lease for renters; copy of deed for owners) for each vehicle to be registered. The sticker must be placed in the lower left-hand corner of the windshield.
- 10.4 **Any vehicle that fails to conform with these rules shall be subject to being issued a ticket by the Association for a fine of \$25 charged to the unit owner. If the vehicle is not made compliant with these rules after 24 hours, the vehicle is subject to being booted, and then towed after 72 hours if the boot is not redeemed. Any vehicle parked in a fire lane or no parking area will be immediately towed without prior warning.**
- 10.5 Recreational vehicles including, but not limited to: trailers of any kind, campers (including camper shells and motor homes), buses, boats or boat accessories, and trucks/van larger than one ton, self-contained and other motorized recreational vehicles, all-terrain vehicles, will not be parked, placed, stored or maintained anywhere within the Woodstream Falls Condominiums community, except in emergencies or as a temporary expedience for loading or unloading. The Association may boot and/or tow any vehicle if it is in violation of any city, county, or state regulation, the Declaration, or these rules.
- 10.6 Residents shall not use "Visitor" parking areas. Such parking areas are allocated for visitors of residents only, without approval by the HOA.
- 10.7 No activity such as, but not limited to: maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle may be performed or conducted within the Woodstream Falls Condominium Community. Due to the corrosive and destructive nature of petroleum products, **oil changes** are expressly prohibited.

The foregoing restriction will not apply to the washing and polishing of any motor vehicle, motor-driven cycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing.

- 10.8 Exterior parking within the Woodstream Falls Condominiums community consists of parking in marked parking spaces only. All vehicles must park within the parking stripes designating the marked parking space. All asphalt surfaces not marked as parking spaces are considered Fire Lanes. **NO PARKING IN FIRE LANES.**
- 10.9 No back-in parking in any parking space.
- 10.10 Parking spaces are for street legal vehicles only, not for household or personal property storage.
- 10.11 Licensed motorcycles may be parked in the same parking space as the resident's regular vehicle as long as both vehicles do not exceed the parking space area. Parking areas designated for motorcycle parking will also be randomly provided within the Woodstream Falls Condominium community and may be used on a first-come, first-served basis.
- 10.12 Any vehicle found to be leaking excessive fluids will be posted with a 72-hour notice to either fix the leak or remove the vehicle from the Woodstream Falls condominium community.
- 10.12 Any resident receiving a ticket or having his/her vehicle booted may appeal the fine within 48 hours of the ticket or boot being issued by leaving a written request for review with the Association office or a security officer. The request will be reviewed by the Board of Members no later than the next regularly scheduled meeting, and the Board, in its sole discretion, may waive the fine upon proof that a bona fide emergency existed.

**Effective June 30, 2014**