

**RESOLUTION  
OF THE  
MONTE VISTA SUBDIVISION OWNERS ASSOCIATION  
ADOPTING POLICIES AND PROCEDURES  
REGARDING RV PARKING AND TIME LIMITS**

**SUBJECT:** Adoption of a policy and procedure regarding RV parking and the amount of time allowed for loading and unloading.

**PURPOSE:** To adopt a policy and procedure for owners to have an RV or similar vehicle at their property to load and unload and to clarify the allowed time for this process.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE**

**DATE:** January 1<sup>st</sup>, 2015

**RESOLUTION:** The Association hereby adopts the following policy and procedure regarding additional time allowed to load and unload recreational vehicles, boats and boat trailers, snowmobiles etc.

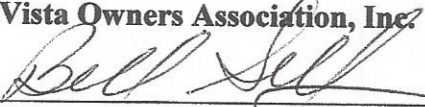
- 1) **Scope:** To establish additional time for owners to load and unload their RV's before storage and to clarify the current parking policy. Further to establish a procedure to ensure lot owners comply with the new policy and to set forth a fines policy and the procedure for enforcement of this rule.
  
- 2) **Policy:** From this date forward the HOA Board of Directors have adopted a policy to allow homeowners (48) hours to load and unload their recreational vehicles before storage. This time permitted shall be for loading and unloading their RV's only and not for storage or guest parking.

- 3) Fines: Any Lot owner that does not comply with this policy may be fined as stated in Policy #5, Covenant and Rule Enforcement. Fines will be invoiced accordingly and due upon receipt. Invoices not paid within (15) days of the date of the invoice shall have a \$100 late fee imposed. Any such invoice not paid within (30) days shall bear interest of 18% annually and added to the unpaid amount. In addition any such invoice not paid in 60 days, the HOA has the option of bringing against the lot owner a lien on the property and the lot owner will be responsible for all fines, late fees, costs for preparing and filing such action, attorney's fees and costs from the Management Company for time spent.
- 4) Definitions: Unless otherwise defined in this resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- 5) 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 community.
- 6) 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.
- 7) Amendment: This Policy may be amended at any time by the Board of Directors.

### Directors

**CERTIFICATION:** The undersigned, being the Board of Directors for the Monte Vista Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 12-9-14 and in witness thereof, the undersigned has subscribed.

**Monte Vista Owners Association, Inc.**

By:   
Bill Self

By:   
Harry Taylor

By:   
Craig Cayo