

**RESOLUTION OF
PARKSIDE PROPERTY OWNERS ASSOCIATION, INC.
ADOPTING POLICY REGARDING SHORT TERM RENTALS
Policy #10**

SUBJECT: SHORT TERM RENTAL POLICY.

PURPOSE: This policy identifies whether Parkside Property Owners Association Inc. (the "Association") desires to have a solid policy regarding Short Term Rentals in the Parkside Neighborhood

AUTHORITY: The Declaration of Parkside (the "Declaration"), Articles of Incorporation and Bylaws of the Association, any amendments thereto (the "Governing Documents") and Colorado law.

EFFECTIVE DATE: June 1, 2022

RESOLUTION: The Association hereby adopts the following procedures to be followed in adopting a Short Term Rental policy:

1. Firm 2-night minimum
2. Preference of 3 to 5 night minimum
3. Complaints will be forwarded to the town
4. All Short Term Rentals must have a ***Town of Ridgway Short Term Rental License and follow the Town of Ridgway Short Term Rental requirements (listed below)*** and provide a copy to Parkside HOA before renting. The Town does have a limited number of Short Term Licenses available so if there are none available Short Term Rental will not be allowed in Parkside
5. If the town revokes your STR license, you'll be unable to operate until you recover it from the town
6. Hosts will inform guests that they are subject to restrictions outlined in 8.5.4 Restrictions on Vehicles in the covenants. The covenants for the neighborhood do also stipulate that all renters follow the restrictions on use of units whether long-term or short-term. The most pressing restrictions are on parking trailers, non-licensed vehicles (OHVs or non-licensed Highway Vehicles), RVs, and/or travel trailers in driveway or on the street. Please pass this along to your renters in advance. They cannot bring trailers and park them in the driveway and/or the street. Homeowner Hosts are to make sure there is clear communication in their STR agreement that outlines Covenant Restrictions to avoid complaints and conflicts.
7. Short-term rental complaints will also be subject to the Covenant Restriction/Rules Violation Policy
8. Supplement to Law. The provision of this Resolution shall be in addition to and in supplement of the terms and provision of the Declaration and the law of the State of Colorado governing the Community.
9. Deviations. The Executive 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. This Procedure may be amended from time to time by the Executive Board.

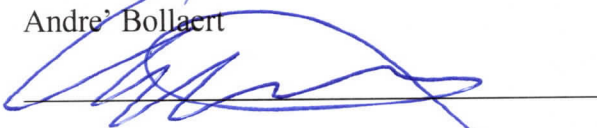
BOARD OF DIRECTORS CERTIFICATION:

Adopted by the Board Members of Parkside Ridgway Community Association on 6/16/2022.

Tim Malone



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Bryce Jones

