

COVENANTS re Parking

Section 5.13 Parking of Vehicles.

- (a) Parking upon any Common Area shall be regulated by the Association. The Board has express authority to adopt additional Rules and Regulations further regulating the parking pads, including without limitation, how many vehicles per Dwelling Unit may be parked thereon, types of vehicles that may be parked thereon, whether certain parking pads may be used for guest parking only, the right to charge for use of the parking pads, and other such regulations.
- (b) Given the limited amount of parking within the Community Area, Owners and Related Users must park the maximum number of vehicles in their garages. Use of the garage for storage areas or workshop areas that hinder or prevent the parking of the number of vehicles for which the garage was originally designed is prohibited. Owners and Related Users must park their vehicles in the following order: (i) first in the garage, and (ii) second in the driveway.
- (c) No motor vehicles owned, leased, rented or used by Owners or Related Users shall be parked overnight on any street within the Community Area
- (d) No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, any towed trailer unit or truck shall be parked overnight on any street or within any Lot except in a completely enclosed building such as a garage, or unless screened in a manner approved by the Architectural Committee. Pickup trucks having a $\frac{3}{4}$ ton or less manufacturer's rated capacity, with or without bed covers, and passenger vans for the private use of residents of a Dwelling Unit primary transportation on a day-to-day basis, shall not be considered trucks for purposes of the foregoing restrictions

Section 5.14 Inoperative Vehicles. No unused, stripped down, partially wrecked or inoperative motor vehicle or part thereof shall be permitted to be parked on any street or on any Lot in such a manner as to be visible at ground level from any neighboring property or street, unless fully screened in a manner approved by the Architectural Committee. An unused vehicle shall be any vehicle which is not properly licensed or registered or has remained immobile for more than a week as determined by the Association.

Section 5.15 Vehicle Repairs. No servicing, repair, dismantling, sanding or repainting of any type of vehicle, boat, machine or device may be carried on except within a completely enclosed Improvement which screens from the sight and sound of the activity from adjoining streets and from neighboring property.

RULES and REGULATIONS re Parking

Parking

The Board of Directors is hereby authorized to remove, or have removed at their direction, any vehicle from the common maintenance or common areas, under any of the circumstances hereinafter enumerated, the Board of Directors hereby finding and determining that such vehicles under such circumstances are public nuisances. No action for the recovery of compensation for damages direct or consequential to or loss from any motor vehicle impounded under the provisions of this regulation shall be maintained against the Board of Directors of The Village at Peregrine Homeowners Association when:

1. Any vehicle is left unattended, where such vehicle constitutes an obstruction of traffic.
2. A vehicle so disabled, unused or stripped down as to cause a nuisance or as to constitute an obstruction to traffic and the person in charge of the vehicle is unable to provide for its custody and removal. The Association at the owner/occupant's expense will repair any damage caused to the community by improperly maintained vehicles.
3. Any vehicle is parked illegally according to the parking ordinances of the City of Colorado Springs then in effect. Vehicles that are immovable under their own power or not current with State licensing codes.
4. A vehicle is left parked in the same place upon a common area continuously for a period of five (5) days may be deemed abandoned. A notice will be placed on the vehicle. If the vehicle is not removed within seventy-two (72) hours posting of the notice, it may be removed at the owner's expense.
5. A vehicle is driven or parked upon a common area without current license plates and registration.

Vehicle Parking Streets, and parking pads shall not be used for parking of residing-owned automobiles, pickup or recreational trucks, or other motorized vehicles. When the number of licensed drivers residing in the home and the number of motor vehicles registered to persons resident in the home exceeds the number of available garage spaces, the driveway must be used. Use of the garage to store non-vehicle property does not reduce the number of available garage spaces for purposes of this regulation. For example, if a homeowner has a two-car garage and three licensed drivers reside in the home and three vehicles are registered to the address, two cars will be parked in the garage, and one vehicle will be parked in the driveway. Homeowners are encouraged to have their overnight guests park in the parking pads provided for such purposes but driveway parking for casual visitors is not prohibited by this regulation. (CCRE Section 5.13)

No commercial type vehicles, recreational vehicles (RV's, bus, camping trailers, boat trailer, hauling trailer, running gear, boat or accessories) or trucks over $\frac{3}{4}$ ton may be parked or stored on streets, drives, or parking pads except for loading. Recreational vehicles and moving equipment may be parked in parking pads or driveways for up to 48 hours to facilitate loading and unloading.

No repair, maintenance, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, boats, or vans shall be performed on any lot unless inside the garage. The foregoing is not intended to limit the washing or polishing of vehicles. All vehicles must meet local noise requirements. Automobiles or motorcycles without mufflers in good working order are prohibited.

No obstruction of any kind shall ever be placed or constructed on any private driveway.

Vehicles which are moved temporarily, then returned to violation status, are deemed to be in continuous violation.

Exception: Homeowners who intend to park a vehicle under any exception to this regulation shall request a waiver from the HOA Board of Directors. They shall submit the request in writing and provide a list of all licensed drivers in the household and the year and model of each car.

Street Parking Is not permitted.

Enforcement: Failure to comply with this regulation is punishable by a fine of not more than \$25 per day. When an owner receives a notification that a fine will be imposed, the owner has ten (10) days from mailing of the notice to request a hearing if the owner desires to have the matter heard. Unless the owner requests a hearing within that time, the owner's right to a hearing will be considered waived. After imposition of a fine, the fine will be added to the owners account and will be subject to the collection policies stated above. Unpaid fines accrue interest at the rate of 21% per annum.

Matters of interpretation of these parking rules are to be determined at the sole discretion of the Board of Directors.

Continued violations may result in the vehicle being towed at the owner's expense. Any owner who has a vehicle removed or towed pursuant to the provisions of these Rules shall be responsible for all costs of removal incurred by the Association and should any legal action be brought by the Association with respect to a violation of any of the foregoing Rules, the owner, in addition to any other damages incurred by the Association, shall be liable for all reasonable attorney's fees and cost incurred by the Association in such legal action.