

DENVER AVENUE COMMERCIAL PARK CONDOMINIUM ASSOCIATION

PARKING RULES AND REGULATIONS

The Denver Avenue Commercial Park Condominium Association ("Association") has adopted the following Parking Rules and Regulations ("Rules and Regulations") effective as of January 1, 2016.

GENERAL

1. All capitalized terms used in these Rules and Regulations that are not defined herein have the same meaning as in the Condominium Declaration for Denver Avenue Commercial Park Condominiums recorded on November 5, 2001, at Reception No. 2001099066 of the Larimer County, Colorado records, as amended by (i) a First Amendment to Condominium Declaration for Denver Avenue Commercial Park Condominiums recorded on January 24, 2002, at Reception No. 2002008536 of the Larimer County, Colorado records; (ii) a Second Amendment to Condominium Declaration for Denver Avenue Commercial Park Condominiums recorded on June 17, 2002, at Reception No. 2002065132 of the Larimer County, Colorado records; (iii) a Third Amendment to Condominium Declaration for Denver Avenue Commercial Park Condominiums recorded on October 10, 2005, at Reception No. 20050085965 of the Larimer County, Colorado records; and (iv) a Fourth Amendment to Condominium Declaration for Denver Avenue Commercial Park Condominiums recorded on January 10, 2007, at Reception No. 20070002894 of the Larimer County, Colorado records (collectively, "Amended Declaration"). The purpose of these Rules and Regulations is to promote the welfare of the community of Owners and, by regulating the use of the Common Elements and certain conduct of Owners, to promote harmony among Owners and increase the satisfaction and enjoyment of each Owner.

2. An Owner shall be responsible for any violation of these Rules and Regulations by such Owner and its tenants, guests and invitees (collectively, "Occupants"). Wherever in these Rules and Regulations reference is made to the Association, such reference shall include the Association and any professional management company then used by the Association (the "Manager") when such Manager is acting on behalf of the Association.

3. The Owners shall comply and shall cause their Occupants to comply with all of these Rules and Regulations governing the parking of vehicles and trailers within the Common Interest Community.

4. The Association reserves the right to alter, amend, modify, repeal, or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Executive Board (in accordance with the Amended Declaration and the Bylaws).

5. In the event of any conflict between these Rules and Regulations and the other documents governing Denver Avenue Commercial Park Condominiums, such governing documents shall have the following priority: Amended Declaration, Articles of Incorporation, these Rules and Regulations, other rules and regulations adopted by the Association, and Bylaws.

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6. At no time shall an Owner block or permit its Occupants to block access to or park behind any warehouse access or overhead garage door to another Unit within the Common Interest Community. In the event of such occurrence, the Association may immediately remove such vehicle and/or trailer at the expense of the party violating this restriction.

7. All vehicles and trailers in the Common Interest Community must have a current registration and valid license plate.

8. No vehicles or trailers may be stored or remain within the Common Interest Community for longer than seventy-two (72) consecutive hours prior to removal from the parking area.

9. No parking shall be allowed in driveways or access roads constituting part of the Common Elements.

10. Any vehicles and trailers parked overnight within the Common Interest Community must be parked in a designated parking stall, or behind the occupants unit overhead door.

11. At no time may an Owner or its Occupants block access to or park behind a trash enclosure within the Common Interest Community.

12. No detached trailer longer than twenty-two (22) feet in length shall be parked on the Common Elements except for the purpose of promptly loading or unloading such trailer.

13. No materials of any kind shall be stored within the Common Interest Community outside of a Unit.

14. No vehicles or trailers may be double parked or stacked within the Common Interest Community.

15. If any vehicle or trailer owned or operated by an Owner or its Occupants shall be illegally parked or abandoned within the Common Interest Community, the Association shall be held harmless by such Owner for any and all damages, expenses or losses that may ensue. The Owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

ENFORCEMENT OF PARKING RESTRICTIONS

16. The Executive Board may enforce these Rules and Regulations in accordance with the Procedures for the Adoption and Amendment of Policies, Procedures and Rules adopted by the Association and/or amended from time to time. In addition, a violation of the foregoing parking restrictions may result in the immediate removal of the vehicle or trailer after a minimum of seventy-two (72) hours' notice has been given to the owner of the vehicle or trailer at the expense of the Owner and/or its Occupants violating such parking restrictions. If

ownership of the vehicle or trailer is unknown, notice may be given by posting such notice on the vehicle or trailer.

ENFORCEMENT OF RULES AND REGULATIONS

17. These Rules and Regulations, to the extent possible, shall be construed or reformed so as to give validity to all of their provisions. Any provisions of these Rules and Regulations found to be prohibited by law or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.

VARIANCES

18. The Board may from time to time vary from the requirements set forth in this Policy if the Board determines in its sole discretion that such variance is reasonable under the circumstances.

AMENDMENTS

19. This Policy may be amended from time to time by the Board.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of Denver Avenue Commercial Park Condominium Association (the "Association") certifies that the foregoing Parking Rules and Regulations were approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board held on November 10,
2015

Denver Avenue Commercial Park Condominium
Association, a Colorado nonprofit corporation

By: _____

Secretary