

SMOKY HILL HOMEOWNERS ASSOCIATION

Resolution Clarifying Parking Restrictions

RECITALS:

- A. The Revised Protective Covenants for Smoky Hill 400 Community, recorded with the Arapahoe County Clerk and Recorder on January 31, 2003, at reception number B3022630, as amended ("Covenants") set forth certain restrictions and conditions for the use of property within the Smoky Hill Community;
- B. Sections 4.1 and 4.2 of the Covenants impose limitations on the parking and storage of certain types of vehicles including, but not limited to, oversized vehicles, commercial vehicles, motor homes, trailers, watercraft, and all-terrain vehicles ("Restricted Vehicles");
- C. Section 4.2 of the Covenants generally requires that if anyone parks a Restricted Vehicle within the community for a period of 48 hours or longer unless the vehicle is parked behind an approved 6-foot fence;
- D. The Association and its members have, at times, interpreted the phrase "periods longer than forty-eight (48) hours" differently;
- E. The intent of the Covenants' 48-hour restriction was to provide residents with reasonable period of time to load and unload vehicles that are otherwise not allowed to be parked in open view within the community;
- F. The Association's board of directors believes that clarifying the phrase "periods longer than forty-eight (48) hours" will benefit the entire community by providing a clear, enforceable standard.

RESOLUTION:

1. When sections 4.1 or 4.2 of the Covenants restrict a vehicle's presence to periods no longer than forty-eight (48) hours, that restriction shall be interpreted to mean that the vehicle in question may be parked within the community temporarily for the purpose of active loading and unloading, but no more than a total of 48 hours in any calendar month.

CERTIFICATION:

The undersigned, as President and Secretary of the Smoky Hill Homeowners Association, Inc., certify that the foregoing Resolution was adopted by the board of directors at a duly called and held meeting of the board of directors on 7 18, 2018, and in witness hereof, have subscribed our names.

By: Caryn L. Winter
President, Smoky Hill Homeowners Association

By: Jerry D'Amico
Secretary, Smoky Hill Homeowners Association