

**LEGACY RIDGE CONDOMINIUM ASSOCIATION OF COLORADO
SPRINGS, INC.
RULE REGARDING PARKING**

WHEREAS, the Board of Directors (the "Board") of the Legacy Ridge Condominium Association of Colorado Springs, Inc. a Colorado non-profit corporation (the "Association") is empowered by Article Eight, Powers –(Section 1.) of the Bylaws of Legacy Ridge Condominium Association of Colorado Springs, Inc. (the "Bylaws") to make and enforce such rules (the "Rules") as it deems advisable for the control and restriction of parking and may impose such fines as necessary in its sole discretion to enforce the Rules.

WHEREAS, Article Four, Purpose and Powers of the Association, of The Articles of Incorporation ("The Articles") of Legacy Ridge Condominium Association of Colorado Springs, Inc. grants the Board the power to manage and control the Common Elements and enforce covenants, restrictions and conditions affecting any property to the extent this Association may be authorized under the Declaration.

WHEREAS, Article Three, Section 3.1(c) of the Declaration of Covenants, Conditions and Restrictions of Legacy Ridge Condominium Association of Colorado Springs, Inc. empowers the Board to promulgate and adopt Rules and requires that each owner shall comply strictly with the Declaration and such Rules, and that failure to comply may result in grounds for an action to recover sums due and for damages or injunctive relief or both, along with costs of suit and reasonable attorney's fees and the imposition of fines.

WHEREAS, the Association is encountering increasing abuses of the common area parking by residents, restricting visitor parking and creating an unsightly appearance in the Common Area.

WHEREAS, this Rule is necessary for the health, safety, welfare, comfort and property values of the Legacy Ridge Condominium Association of Colorado Springs, Inc.. and to ensure the Association is in compliance with all local regulations regarding fire lanes, etc.

WHEREAS, the Association must take all steps to ensure that all residents are treated as equally as possible to reduce the Association's liability when enforcing the Rules and Regulations.

NOW, THEREFORE, the Board has hereby adopted the following rules and regulations:

1. **Inoperable and other Restricted Vehicles:**

- a. Any vehicle that is not registered or insured or is not maintained to the point where the Board, in its sole discretion, considers the vehicle a "junk" vehicle, is strictly prohibited from being parked in any Common Area. Owners are responsible for any damage caused to the Common Area by their vehicles, or by vehicles belonging to their guests, visitors, family members or tenants.
- b. Any vehicle classified as, or resembling, a motor home, recreational vehicle, trailer, boat, self-contained motorized recreational vehicle, camper, house trailer or other similar vehicle shall be prohibited from parking on the property unless it is being actively loaded or unloaded. In no event shall any such vehicle be on the property for a period of more than 12 hours.
- c. Trucks larger than ¾ ton are prohibited from parking on the property.

2. Storage: Any vehicle, whether a resident's vehicle or that of a visitor, shall be considered as stored and subject to towing if it has not been driven off the property under its own propulsion for a period of one week or longer. For the purposes of this section, "driven off the property," means that the vehicle is off the property for a period of at least eight (8) hours before being parked back in the Common Area.
3. Limited Number of Vehicles: There are 1.6 parking spaces on the property per unit. Thus, parking on the property is extremely limited. As a result, no more than three (3) vehicles per unit may be parked on the property at any time.
4. Designated Parking Spaces: Each unit shall have one designated parking space for their exclusive use. Any vehicle, whether a resident's vehicle or that of a visitor, parked in the designated space of another resident without the express permission of that resident, may be subject to immediate tow without warning at the vehicle owner's expense. Owners and residents are required to park their vehicle in their designated space first. Extra vehicles may use open spaces.
5. Open Spaces: Parking spaces that are not marked as designated parking spaces will be considered "open" spaces. Open spaces shall be available for residents and guests on a first come first served basis. No resident or guest shall be allowed to use more than one parking space per vehicle, whether designated parking spaces or open parking spaces.
6. Fire Lanes: Any vehicle parked in any fire lane for any period of time is subject to immediate tow, without warning, at the vehicle owner's expense. In addition, regardless of who owns the vehicle, if the Board can determine that any resident is parking in the fire lane or allowing guests to use fire lanes for parking, that resident and the unit owner shall be subject to fines. To not be considered parked in a fire lane; a vehicle must be actively attended with the engine running and the hazard lights blinking.
7. Fines: Any owner, occupant or other person who violates this Rule, shall be subject to a fine of \$50.00 per occurrence or violation, with recurring fine assessment until the owner complies with the Association's requests. Owners of Condominium Units shall be responsible for the compliance and fines of their tenants, occupants and guests. In addition, the Association may suspend voting rights, revoke parking privileges and exercise other rights and remedies including, but not limited to, taking legal action, recovering costs, expenses and reasonable attorney fees.

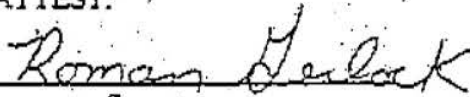
ADOPTED by the Board of Directors of Legacy Ridge Condominium Association of Colorado Springs, Inc., effective on

OCTOBER 17, 2004.

LEGACY RIDGE CONDOMINIUM ASSOCIATION OF
COLORADO SPRINGS, INC., a Colorado non-profit corporation

By: 

ATTEST:


Secretary