

**RESOLUTION OF THE RETREAT ON THE BLUE CONDOMINIUM
ASSOCIATION REGARDING POLICIES AND PROCEDURES FOR
COVENANT AND RULE ENFORCEMENT**

Adopted
3/20/2020 (DATE)

The following Rules have been adopted by the Board of Directors (Board") of The Retreat on the Blue Condominium Association pursuant to Colorado statutes and the Declaration, Articles of Incorporation and Bylaws of the Association.

In recent months, there have been numerous instances where condominium owners, their guests, or their tenants have not been able to find an available parking space at the ROTB. After a review of some loopholes in our current Rules and Regulations related to vehicles, the Board of Directors has determined that the following new vehicle parking measures are appropriate to help correct this problem.

1. Condominium owners or their long-term tenants cannot have vehicles parked on the ROTB property on a long-term basis that are not being regularly driven and cannot have an excessive number of vehicles. An excessive number vehicles will be defined as more vehicles than there are residents currently residing in the unit with driver's licenses. Multiple vehicles for any one driver that are regularly used are permitted. A period in excess of two weeks is considered a long-term basis.
2. No automobile, truck, van, or other vehicle should be stored long term on the ROTB property for more than a month without the express permission of the Board of Directors, regardless if the vehicle is moved from one parking lot space to another within the allotted 72 hour period (Rule 29). Owners with garages are required to park their vehicle in their garage if they are going to be gone more than 30 days.
3. Any vehicle that is found parked on the ROTB Property that is determined to not have a valid and current license plate must have a valid plate placed on the vehicle or the car will be immediately subject to being towed.
4. Violations of any of the above vehicle restrictions will result in the vehicle being marked for towing. All expenses with regard to towed vehicles will be the responsibility of the owner.

The above new parking rules will be added to the official ROTB Rules and Regulations once adopted. These rules are in addition to any existing rules covering vehicles.

THE RETREAT ON THE BLUE CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION,

BY  PRESIDENT