

RESOLUTION NO. 2014-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
DANCING WILLOWS METROPOLITAN DISTRICT ADOPTING PARKING REGULATIONS

WHEREAS, the Dancing Willows Metropolitan District (the "District") is a special district and political subdivision of the State of Colorado, organized and existing pursuant to Title 32 of the Colorado Revised Statutes; and

WHEREAS, the District has previously adopted that certain Second Amended and Restated Rules and Regulations (the "Rules and Regulations") that addresses parking enforcement issues on all public roads and parking areas within the boundaries of the District; and

WHEREAS, three distinct homeowners associations (Patio Homes HOA, Townhomes HOA and Condominiums HOA) operate within the boundaries of the District (the "HOAs"); and

WHEREAS, each of the HOAs has adopted certain rules and regulations that address parking enforcement issues within their respective boundaries; and

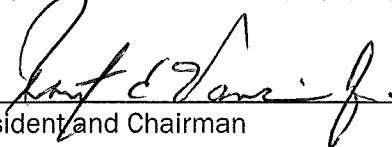
WHEREAS, the District desires to establish and enforce a standardized set of parking regulations that will apply to all areas within the boundaries of the District, including all public parking locations in the HOAs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DANCING WILLOWS METROPOLITAN DISTRICT THAT:

1. **Uniform Parking Regulations.** The Board of Directors hereby adopts the parking regulations outlined in Exhibit A, attached hereto.
2. **Enforcement of Parking Regulations.** The Board of Directors hereby directs its legal counsel and management consultant to work with the HOAs to enter into an agreement whereby the HOAs will accept the parking enforcement authority of the District.
3. **Severability.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED AND APPROVED this 13th day of November, 2014.

DANCING WILLOWS METROPOLITAN DISTRICT



President and Chairman

A motion to adopt the foregoing Resolution was duly moved by Director Nancy Carson and seconded by Director Bobby Thomas, put to a vote and carried upon the following vote:

Those voting AYE:

Directors: Robert Vaninger
Susan Root
Nancy Carson
Bobby Thomas
William Anderson

Those voting NAY:

Thereupon the presiding officer declared the motion carried and the Resolution duly passed and adopted.

W. R. Anderson
Secretary

ATTEST:
(SEAL)

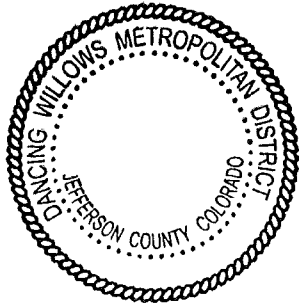


EXHIBIT A
Uniform Parking Regulations

1. PARKING

1.1 No vehicle may be parked in such a manner as to impede or prevent ready access to any entrance or exit of a building, garage, parking space, communal mailbox facility nor shall any vehicle be parked on any grass, sidewalks or patios, block garbage trucks from access to any dumpsters or trash receptacles, impede snow removal or be parked in a fire lane, within a "line of sight" (25ft. triangle) at each corner of a street intersection, or a designated "no parking" area within Dancing Willows. (See attached map.)

1.2 All vehicles parked in Dancing Willows must have current license plates. Inoperative or abandoned vehicles may not be parked within Dancing Willows. Vehicles shall be deemed to be abandoned or inoperative if they meet one (1) or more of the following criteria:

- a. The vehicle has not moved from a location for twenty (20) days, except with the written permission of the Board.
- b. The vehicle has a flat tire or other condition rendering it inoperable.
- c. The vehicle does not have current, valid, visible license plates.
- d. The vehicle is in an obvious state of disrepair, such as missing a tire, having a smashed window, missing or damaged body panels or other parts, or the vehicle is on jacks or blocks.

1.3 Motorcycles' kickstands must have a block of wood, or some other method to support the stand when in use, so as not to damage the surface beneath.

2. VEHICULAR PARKING, STORAGE, AND MAINTENANCE

2.1 No house trailer, camping trailer, horse trailer, camper, camper shells, boat trailer, hauling trailer, boat or boat accessories, truck larger than three-quarter (3/4) ton, recreational vehicle or equipment, mobile home or similar vehicle may be parked or stored anywhere within Dancing Willows unless it is parked in a garage, it is approved by the Board or it is being actively loaded or unloaded. This restriction applies to vehicles referred to above even if they are licensed by the State of Colorado or any other jurisdiction as "passenger vehicles." No emergency or temporary parking shall continue for more than seventy-two (72) hours.

2.2 It was the intent of the Developer (Subdivider) in designing the overall parking plan for Dancing Willows that garages be used in such a manner so that vehicles would be parked within such garages. Therefore, any use of a garage that does not allow a vehicle to be parked within the garage is expressly prohibited. The specific applicable HOA Boards (Patio, Townhome, Condo) are granted the authority to enforce the provisions of this Section within their boundaries.

2.3 The specific notes on the Dancing Willows Plat Sheet 21 are considered part of the parking rules within the Dancing Willows Subdivision.

¹ As recorded with Jefferson County, Colorado.

3. AUTHORITY

3.1 Dancing Willows Metropolitan District shall have the sole authority to either enforce these parking regulations or delegate said authority or portion thereof to a representative of the District.

3.2 Vehicles in violation of any of the above parking regulations are subject to being towed at the owner's expense.