

**RESOLUTION OF
COTTAGES AT CRESCENT PARK HOMEOWNERS
ASSOCIATION**

EFFECTIVE DATE – February 10, 2022

The following resolution has been adopted by the Cottages at Crescent Park (“Community”) Homeowners Association (“Association”) pursuant to Colorado statutes, at a meeting of the Board of Directors (“Board”) to amend a Rule and Regulation to clarify ambiguities and to define the intent of Section 3.25 Parking Restrictions of the Declaration.

BE IT RESOLVED, the Board at the January 26, 2022 meeting adopts the following:

Owners and residents are expected to park in their garages, in their driveways located on their property, or on the public street at all times.

Tract A, as shown in blue in the Community’s Site Plan (“Site Plan”) attached hereto, is the private alley that runs through the Community between Trenton Street and Ulster Way. Tract B, as shown in red in the Site Plan, is the private drive on the northeastern edge of the Community. Tract A and Tract B are intended to provide ingress and egress to the driveway and garages of owners and residents. Tract A is a fire lane. No parking of vehicles shall be allowed in Tract A or Tract B, except in the case of an emergency.

Tract C, as shown in green in the Site Plan, contains the seven (7) parking spaces within the Community. Tract C is intended primarily to be temporary guest parking. Permission for temporary day parking in Tract C is granted for construction or worker vehicles for loading and unloading, or while performing work at the properties of owners and residents.

Guests are limited to portions of 4 consecutive 24-hour periods within a 30-day period, except when special permission is sought and obtained in writing from the Board of Directors through the Community Manager.

Tract C may not be used for parking by owners and residents, except on a temporary basis for no more than eight (8) hours at one time. For parking more than eight (8) hours at one time, special permission must be sought and obtained in writing from the Board of Directors through the Community Manager.

Owners and residents with driveways located on their properties, as shown in the Site Plan, are not prohibited from parking vehicles in their driveways.

BOARD CERTIFICATION:

The undersigned, being the Board of the Cottages at Crescent Park Homeowners Association, Inc., a Colorado non-profit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting on January 26, 2022, and in witness thereof have subscribed their names.

**COTTAGES AT CRESCENT PARK
HOMEOWNERS ASSOCIATION, INC.,**
a Colorado non-profit corporation

By: Christina J. Simpson
President

By: Rick Smith
Secretary

By: Steve W. Denman
Treasurer

ATTACHMENT

COTTAGES AT CRESCENT PARK SITE PLAN

