

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
981 COWEN DRIVE, SUITE B-5
CARBONDALE, CO 81623

ON AND OFF-STREET PARKING POLICY

Adopted August 2012
Revised July 2015

Purpose: Parking of vehicles in the Ironbridge community is regulated by the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge (the "Declaration") and existing policies. The following policy is intended to reiterate and clarify the existing rules and regulations concerning parking at Ironbridge.

Policy:

Section 17.1.0 of the Declaration (as amended) provides:

- "No trucks, trail bikes, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, trailer[s], boats or boat trailers or similar vehicles, other than passenger automobiles or pickup or utility trucks with a capacity of three-quarter ton or less, or any other motorized vehicles will be parked, stored or in any manner kept or placed on any portion of the Property except in an enclosed garage. This restriction, however, will not be deemed to prohibit commercial and construction vehicles and construction mobile offices, in the ordinary course of business, from making deliveries or otherwise providing services to the Property or for Declarant or the other Owners."

"No more than three permitted vehicles per residence may be parked within the Project outside an enclosed garage, and such vehicles must be parked on the driveway of the residence or in a designated parking area on the adjoining public street. Additional permitted vehicles not belonging to the Owner or occupant of the Lot may be parked in the driveway or in designated parking area on the public streets during special occasions, but only for the duration of the occasion and not between the hours of 2am - 5am. No vehicles of any kind may be parked in any location on a Lot except on the driveway or within an enclosed structure.

In furtherance of the Declaration's covenants, the following policies shall apply to on and off-street parking at Ironbridge:

- On-Street Parking. There is no designated parking on public streets in the Ironbridge community; however, on-street parking is allowed subject to this Parking Policy. On-street parking of any vehicle is PROHIBITED between the hours of 2:00 A.M. and 5:00A.M. each day. Owners or occupants may obtain a Guest Parking pass from the golf Pro Shop during business hours for vehicles to park overnight in the Pro Shop parking lot. Restrictions apply and only valid upon prior approval from the Pro Shop. Violations of this policy shall result in vehicles being booted or towed. In the event a vehicle is booted and/or towed, the owner or holder of the vehicle shall be responsible for the cost of boot removal and/or tow.

- Recreational Vehicles. As an exception to section 17.1.0 of the Declaration, recreational vehicles, motor homes, motor coaches, campers, trailers, boats, boat trailers, or similar recreational vehicles ("Recreational Vehicles") may be parked on an Owner's driveway for a period of twenty-four (24) hours for the sole purpose of loading or unloading such vehicles. Recreational Vehicles must be removed from the Property or stored within an enclosed garage upon completing such loading or unloading and shall not be permitted to be parked on the Property for a period) exceeding twenty-four (24) hours for any purpose. Recreational Vehicles parked on a driveway for over twenty-four (24) hours are considered in violation of this Parking Policy and subject to a fine.
- Violations. In addition to the penalties set forth above, all violations of this Parking Policy are subject to fines.
- This policy shall not prevent parking of vehicles pursuant to C.R.S. § 38-33.3-106.5(d).

Effective Date: July 2, 2015