



*The Knolls at Plum Creek  
Condominium Association*

**G306\_05\_Vehicle Parking, Storage, Maintenance**

*WHEREAS*, on May 23, 2023, at the regular monthly Board Meeting of The Knolls at Plum Creek Condominium Association Board of Directors, held at 1:00pm; and

*WHEREAS*, Article 2.15 Garage Spaces, stipulates that Garage Spaces be used in such a manner so that vehicles could be parked within such spaces; and any use of a Garage Space that does not allow a vehicle to be parked within such space is expressly prohibited ; and

*WHEREAS*, Article 2.16 Parking Spaces, the Board shall maintain control thereof and shall have the right to assign and reassign Parking Spaces to Owners within the Condominium Community. Those Parking Spaces are not appurtenant to a Unit purchased.; and

*WHEREAS*, Article 6.5 Vehicular Parking, Storage, and Maintenance, No house trailer, camping trailer, horse trailer, camper, camper shells, boat trailer, hauling trailer, boat or boat accessories, truck larger than one ton, recreational vehicle or equipment, mobile home, or commercial vehicle may be parked or stored anywhere within the Condominium Community so they are visible from neighboring Units or from the street except in emergencies or as a temporary expedience; and

*WHEREAS*, The Knolls has 47 interior garage spaces and 72 exterior parking spaces consisting of the following, as labeled on Exhibit 1:

- 22 Automobile/SUV spaces
- 16 Pickup Truck or Automobile/SUV spaces
- 19 Reserved Resident Vehicle spaces
- 7 Reserved Commercial Vehicle spaces
- 4 Loading/Unloading Time-restricted spaces
- 2 Motorcycle Reserved spaces
- 2 Handicap Reserved spaces

*NOW THEREFORE BE IT RESOLVED THAT* the Board, by unanimous consent of those in attendance, hereby establishes the following procedural changes for Vehicle Parking and Storage as described in the following Parking Requirements (PR#):

- 1) All state licensed transport must be registered with the HOA to park on the property. The following information is required for registration: Vehicle manufacturer, model, and year; state of registration and license tag number. This information shall be provided to the HOA upon request within ten (10) days.
- 2) Parking on the Knolls property shall be by permit only. Each vehicle belonging to a resident shall be required to secure a parking permit label from the office and attach it to the driver's side, lower, corner of the rear window.

The Knolls at Plum Creek  
720.360.0146  
knollshoa@outlook.com

*the best li'l secret in castle rock*

Commercial vehicles parked in an exterior parking space, and motorcycles, are excluded from having a permit label displayed.

- 3) Guest parking shall be allowed for seventy-two hours (72) without a permit. Guest parking more than 72 hours shall be required to place a temporary permit on the driver's side front window dash with unobstructed view.
- 4) "Parking Space Usage" is defined as anything that occupies any portion of a parking space.
- 5) Parking Space Usage for the first two registered vehicles is provided as part of the monthly HOA assessment. Each additional Parking Space Usage shall be assessed a \$30 fee per month, payable to The Knolls HOA, due the first of each month. Exterior Parking Space Usage shall be utilized as specified in Exhibit 1.
- 6) The specification within Article 2.15: "The use of a Garage Space that does not allow a vehicle to be parked within such space is expressly prohibited" is rescinded. The use of any portion of a Garage Space that precludes the parking of a vehicle within the garage shall be considered Parking Space Usage as defined in PR#4.
- 7) The specification within Article 6.5: "No commercial vehicle may be parked or stored anywhere within the Condominium Community, so they are visible from neighboring units or from the street except in emergencies or as a temporary expedience" is rescinded.
- 8) The Board of Directors retains the right to designate a Commercial Vehicle from a Non-Commercial Vehicle for the purposes of this Parking Policy.
- 9) All registered Automobile/SUV's or Pickup Trucks must be able to fit inside a garage with the garage door closed. Any vehicle that cannot fit within a garage shall be considered a Commercial Vehicle.
- 10) Vehicles larger than twenty-two (22) feet long by seven (7) feet wide shall be prohibited from parking in the lot.
- 11) Commercial Vehicles that cannot fit inside a garage may park in the parking lot with the following stipulations:
  - a. The vehicle must be registered as defined in PR#1;
  - b. A \$50 fee per month shall be payable to The Knolls HOA, due the first of each month;
  - c. The vehicle must park in a reserved Commercial space as indicated in Exhibit 1;
  - d. A maximum of seven (7) Commercial Vehicle permits shall be issued at any time.
- 12) A Commercial Vehicle may park within a garage without fee provided the vehicle displays a parking permit label as designated in PR#2. A Commercial Vehicle with a parking permit label displayed is strictly prohibited from parking in any exterior parking space.
- 13) Non-compliance of the HOA Parking Policy can result in removal of the vehicle from the property at owner's expense, maximum fines allowable by law for violating the Declaration, or both.

*BE IT FURTHER RESOLVED THAT* the Board shall retain the right to amend or repeal this resolution.

Executed this 23rd day of May, 2023.

  
By: \_\_\_\_\_  
David Nix, President

The Knolls at Plum Creek  
720.360.0146  
knollshoa@outlook.com

  
the best is secret in castle rock