CEMENT CREEK CONDOMINIUMS ASSOCIATION, INC

PARKING REGULATIONS AND POLICIES

These Regulations amend and further define the Motor Vehicle requirements outlined in the Rules and Regulations of the Cement Creek Condominiums Association.

1) **Parking Rules & Regulations.**

General: Not more than two motor vehicles shall be kept, maintained or allowed on or within any portion of the Cement Creek Condominium Association Property (Community) for each condominium unit, without the prior written permission of the board of directors. Storage or parking of any motor vehicle, other than in a garage or assigned exterior parking space is prohibited.

Waterfall Creek Building: Vehicles must be kept in the garages of the condominium unit.

East River Building: Vehicles must be kept in the garage or assigned exterior parking space.

Italian Creek Building: Vehicles must be kept in the garages of the condominium unit.

1.1) Vehicles parked outside of any condominium unit garage cannot be abandoned. Vehicles must be used on a regular basis, used once a week at a minimum.

1.2) Major vehicle work is prohibited on the premises of the Community.

1.3) Any fluid leaks or spills from any vehicle parked on the Community premises must be reported immediately to CCCA Management and cleaned up appropriately. Clean up charges will be the responsibility of the vehicle owner.

1.4) Parking outside of a garage space can only be used by registered street legal automobiles, trucks under 10,000 lbs. GVWR that are safe and roadworthy. Recreational Equipment as defined in Section 2 of CCCA Rules and Regulations are prohibited. See exception for "trailers" as described in Extra Vehicle Parking below.

1.5) All vehicles must be parked in a designated and approved parking space at all times, either within a unit garage, or in a designated exterior parking space. No parking in front of a unit garage doors.

1.6) Violations of any of the Communities parking regulations are subject to the Schedule of Fines and outlined in the CCCA Rules and Regulations.

1.7) The Community is within the Crested Butte South Property Owners Association (CBSPOA)and subject to their rules and regulations. If there is a conflict between the Community's rules and CBSPOA's rules, the stricter rule or regulation will prevail.

1.8) Administration of the parking regulations and policies is hereby given to the CCCA Manager. The CCCA Manager is charged with developing the administrative and management procedures for this program. The CCCA Manager may revise the fee schedule as needed. Revised fee schedules must be approved by the CCCA BOD at their next meeting. The CCCA Manager will assign parking spaces, define and delineate parking spaces, and approve and oversee parking spaces appropriate use.

2) **Extra Vehicle Parking**. Additional parking spots are available for residents of the Community. Spots can be obtained by application to CCCA manager.

2.1) Additional parking is subject to change and additional parking spots can be terminated by the BOD of CCCA upon 30 day written notification.

2.2) Additional parking spaces are only available to residents of the Community.

2.3) Additional parking spaces are subject to all applicable parking rules and regulations as outlined above.

2.4) Additional parking spaces may be used for trailer parking, with a limit of one trailer per unit, for pre-approved trailers. Trailers are understood to be flat hauling trailersTrailers may not be more than 21 feet and length and not more than 8 feet in width. Trailers cannot be parked at the Community for more than 15 days per calendar year. Types of trailers allowed are box, hauling or travel trailers. Travel trailers cannot be occupied or used to live in while parked at the Community. No motorhomes are to be parked at any time in the Community. Violation of the trailer and/or parking policy will result in fines/assessment of $250 per day, per trailer; to the owner of the unit, regardless of ownership and/or status of the trailer/s.

2.5) Fees:

See Exhibit A

2.6) Additional parking spaces are allowed via a permit from CCCA Management. Exhibit B is the application that must be completed and approved by CCCA Manager prior to use of any of the additional parking spaces except guest parking spaces at the Community.

3) **Guest Parking Spaces**.

3.1) Guest parking is first come first serve. It is available to guests of the CCCA residents only.

3.2) Guest parking cannot be used for more than 4 consecutive days or more than 7 days in any one calendar month.

3.3) All CCCA parking rules and regulations apply.

4) **Elcho Avenue Parking**.

4.1) Short term parking (up to 5 hrs.) is allowed on the south side of Elcho Avenue in front of the Waterfall Creek Building only.

4.2) No parking along the game field side of Elcho Avenue at any time.

4.3) No parking is allowed on Elcho Avenue between Teocalli Road and the Italian Creek Road.

4.4) No parking allowed on Elcho Avenue during snow events.

4.5) Parking on Elcho Avenue is to be used for loading/unloading or in events when all other guest parking is full.

Adopted this 1st day of March, 2018 by the Board of Directors of Cement Creek Condominiums Association, Inc.

Cement Creek Condominiums Association, Inc.

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Board of Directors - President

EXHIBIT A

CEMENT CREEK CONDOMINIUNS ASSOCIATION, INC.

Additional Parking Spot Fees

Parking of additional Motor Vehicles are required to pay a fee as administered by the CCCA Manager.

For Motor Vehicles, as described in 1.4 above:

The first vehicle is $25.00 per month
Second vehicle is $35.00 per month
Third vehicle is $50.00 per month.

Parking of legal trailers is $15.00 (max. 15 day visit/calendar year).

EXHIBIT B

CEMENT CREEK CONDOMINIUNS ASSOCIATION, INC.

Additional Parking Spot Form

Condominium Unit _____ Date _____

Owner/Address _____
_____
_____

Phone _____
Cell _____
Email _____

	Vehicle # 1	Vehicle # 2
Type of Vehicle	_____	_____
Make/Model/Color	_____	_____
License Plate #	_____	_____

	Vehicle # 3	Trailer
Type of Vehicle	_____	_____
Make/Model/Color	_____	_____
License Plate #	_____	_____

Vehicle Owners signature: _____ _____
Signature Date

Official Use Only:

Approved/Disapproved: _____
By: _____
Date: _____