

**SPANISH TRAIL HOMEOWNERS ASSOCIATION
RV STORAGE LOT PARKING RULES AND REGULATIONS**

SUBJECT: Rules and Regulations for parking vehicles in the RV Storage Lot.

PURPOSE: To adopt standard policies, procedures and rules regulating the parking of vehicles in the RV Storage Lot.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: 03/11/2025

RESOLUTION: The Association hereby adopts the following policy, procedures, rules, and regulations (“Rules and Regulations”) which shall supplement, and supersede, in the event of conflict, any other policies, rules, regulations, and guidelines addressing the subject matter herein. These Rules and Regulations apply to Owners, occupants and tenants in the community.

I. Definitions

- A. Recreational Vehicle (“RV”). Any motorized or non-motorized vehicle whose primary purpose is for non-commercial recreation, specifically including, but not limited to, jet skis, boats, water bikes, all-terrain vehicles, dirt bikes, motor bikes, campers, motorhomes, motor coaches, trailers, vehicles containing cooling and/or bathroom facilities, and golf carts.
- B. Owner. For purposes of these Rules and Regulations only, “Owner” shall mean the owner of the RV, who shall be an Owner in the community.

II. RV Parking and Storage

- A. Prior to use of the RV Storage Lot, all Owners must execute a RV Storage Lot License Agreement (“Agreement”). Failure to comply with the Agreement, these Rules and Regulations, or the Association’s governing documents may result in termination of the license to use the RV Storage Lot.
- B. Use of the RV Storage Lot is at Owner’s own risk. The Association shall not be responsible for any damage to or theft of property.
- C. All RVs parked in the RV Storage Lot must be in working order and insured and registered at all times.

- D. The RV Storage Lot gate shall be secured and locked at all times. No RV or personal items shall be stored in a manner which blocks the gate or access to the RV Storage Lot.
- E. The RV Storage Lot Agreements are available on a first-come, first-served basis. Capacity is limited to one (1) RV per Owner.
- F. RVs must fit completely within the marked parking space so as not to extend over into another parking space.
- G. Any violation of these Rules and Regulations or concerns regarding the RV Storage Lot may be reported to the Association's current property manager via telephone or email as provided on the Association's website.

III. Enforcement

- A. In the event of a violation of the Agreement or any governing documents of the Association, the Association may terminate the Agreement and revoke Owner's license to park the RV in the RV Storage Lot.
- B. Upon termination of this Agreement due to a violation, Owner shall be provided fourteen (14) days' notice to remove the vehicle from the RV Storage Lot or it may be towed at Owner's expense.
- C. In the event Owner fails to remove the vehicle from the RV Storage Lot after this fourteen (14) day period, Owner shall be fined \$20.00 per day that the vehicle remains in the RV Storage Lot. The Association may also place a lien on the RV.

IV. General


- A. No Liability. If a vehicle is damaged, stolen, or towed in accordance with these Rules and Regulations, neither the Association nor any officer or agent of the Association shall be liable to any person for any damages, theft, or for towing and storage costs or for any claim of damage as a result of the towing activity.
- B. Definitions. Unless otherwise defined in these Rules and Regulations, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- C. Supplement to Law. The provisions of these Rules and Regulations shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
- D. Deviations. The Board may deviate from the procedures set forth in these Rules and Regulations if in its sole discretion such deviation is reasonable under the circumstances.

- E. Amendment. These Rules and Regulations may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Spanish Trail Homeowners Association, a Colorado nonprofit corporation, certifies the foregoing was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on March 5, 2025 and in witness thereof, the undersigned has subscribed their name.

**Spanish Trail Homeowners Association, a
Colorado nonprofit corporation**

By: 
Brynn Boyd (Mar 11, 2025 10:26 MDT)
Its: President






RV Storage Lot Parking Policy (3)

Final Audit Report

2025-03-11

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