

NORTHGATE CONDOMINIUM ASSOCIATION

Resolution 05-1

- SUBJECT:** Regulation of Unassigned Parking
- PURPOSE:** The purpose of this resolution is to create parking regulations for the property and create parking spaces for visitors to the property. This includes any vehicle, parking on any portion of the property known as Northgate Condominiums.
- AUTHORITY:** Articles 4.1 and 6.7 of the Amendment and Restatement of the Condominium Declaration for The Northgate Condominium Association and Article 6.1 of the Bylaws of Northgate Condominium Association.
- RULE:**
- 05-1.1 All vehicles parked on the property must have current registration and be in operating condition in accordance with laws of the Colorado Department of Motor Vehicles.
- 05-1.2 Parking spaces cannot be used to store vehicles.
- 05-1.3 No vehicle can remain in one parking spot for more than three (3) weeks without prior notification to the property manager and without just cause.
- 05-1.4 Residents must notify the property manager if they will be out of town and their vehicle will be parked in one spot for an extended period.
- 05-1.5 Residents may not have more than one vehicle per unit parked in unassigned parking spaces.
- ENFORCEMENT:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for The Northgate Condominium Association:
- All Offenses:** The vehicle owner will be notified in writing of the parking rules violation by means of posting a notice on the vehicle. Once a notice has been posted on a vehicle, the owner must move the vehicle within seven (7) days or it will be towed. All towing and storage expenses will be assessed to the owner. The owner may request a hearing with the Board of Directors.


NOTICE:

Notice of this resolution will be made by mailing a copy of the resolution to each owner at the address shown in the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Northgate Condominium Association.

**EFFECTIVE
DATE:**

This rule shall become effective upon delivery to owners.

Adopted this 10th day of January, 2005, by the Board of Directors of the Northgate Condominium Association.



President

ATTEST:

