

GLENWOOD COMMERCIAL CENTER CONDOMINIUMS
PARKING RULES AND REGULATIONS

The Glenwood Commercial Center Condominiums Association, Inc. ("Association") has adopted the following Parking Rules and Regulations ("Rules and Regulations") effective as of May 1, 2016.

GENERAL

1. All capitalized terms used in the Rules and Regulations that are not defined herein have the same meaning as in the Condominium Declaration for Glenwood Commercial Center Condominiums recorded March 18, 2016 in the Garfield County Records, Colorado as may be amended from time to time (the "Declaration"). The purpose of these Rules and Regulations is to promote the welfare of the community of Owners and, by regulating the use of the Common Elements and certain conduct of Owners, to promote harmony among Owners and increase the satisfaction and enjoyment of each Owner.
2. An Owner shall be responsible for any violation of these Rules and Regulations by such Owner and its tenants, guests and invitees (collectively, "Occupants"). Wherever in these Rules and Regulations reference is made to the Association, such reference shall include the Association and any professional management company then used by the Association (the "Manager") when such Manager is acting on behalf of the Association.
3. The Owners shall comply and shall cause their Occupants to comply with all of these Rules and Regulations governing the parking of vehicles and trailers within the Project.
4. The Association reserves the right to alter, amend, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Board (in accordance with the Declaration and Bylaws).
5. In the event of any conflict between these Rules and Regulations and the other documents governing Glenwood Commercial Center, such governing documents shall have the following priority: Amendments to the Declaration, the Declaration, Articles of Incorporation, these Rules and Regulations, other rules and regulations adopted by the Association and Bylaws.

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6. At no time shall an Owner block or permit the Occupants to block access to or park behind any access or garage to another Unit within the Project. In the event of such occurrence, the Association may, but shall not be obligated to, immediately remove such vehicle and/or trailer at the expense of the party violating this restriction.

7. All vehicles and trailers in the Project must have a current registration and valid license plates.
8. No vehicles or trailers may be stored or remain within the Project for longer than seventy-two (72) consecutive hours prior to removal from the parking area.
9. No parking shall be allowed in driveways or access roads constituting part of the Common Elements.
10. Any vehicles and trailers parked overnight within the Project must be parked in a designated parking stall, or behind the Occupant's unit door.
11. No parking space may be used for storage.
12. Only operable vehicles may be parked in parking spaces.
13. Except as otherwise stated herein below, no RV, trailers or vehicles over seven (7) feet in height or over twenty-two (22) feet in length may be parked in the parking area without the prior written approval of the Board.
14. At no time may an Owner or its Occupants block access to or park behind a trash enclosure within the Project.
15. No detached trailer longer than twenty-two (22) feet in length shall be parked on the Common Elements except for the purpose of promptly loading or unloading such trailer.
16. No materials of any kind shall be stored within the Project outside of a Unit.
17. No vehicles or trailers may be double parked or stacked within the Project.
18. If any vehicle or trailer owned or operated by an Owner or its Occupants shall be illegally parked or abandoned within the Project, the Association shall be held harmless by such Owner for any and all damages, expenses or losses that may ensue. The Owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequence thereof.
19. Overnight Parking:
 - a. Limited Common Element Parking Spaces. Certain parking spaces, as labeled on the Map, are reserved for the exclusive use of the Unit assigned thereto and may be used for overnight parking.
 - b. Parking Units. Parking Units may also be used for overnight parking by the Owners of such Parking Units.
 - c. General Common Element Parking Spaces. The Parking Spaces not identified as Parking Units and not identified as Limited Common Elements are General Common Elements available on a first-come first served basis for parking for Owners, their customers and guests. If 2 or more Units are owned by the same

ownership, then such Owner may use one (1) of the General Common Element Parking Spaces for overnight parking. Any other overnight parking must be pre-approved in writing by the Board, which such requests may be approved or denied in the Board's sole discretion.

ENFORCEMENT OF PARKING RESTRICTON

20. The Board may enforce these Rules and Regulations in accordance with the Glenwood Commercial Center Condominium Association Policies and Procedures adopted by the Association and/or amended from time to time. In addition, a violation of the foregoing parking restrictions may result in the immediate removal of the vehicle or trailer after a minimum of seventy-two (72) hours' notice has been given to the owner of the vehicle or trailer at the expense of the Owner and/or its Occupants violating such parking restrictions. If ownership of the vehicle or trailer is unknown, notice may be given by posting such notice on the vehicle or trailer.

ENFORCEMENT OF RULES AND REGULATIONS

21. These Rules and Regulations, to the extent possible, shall be construed or reformed so as to give validity to all of their provisions. Any provisions of these Rules and Regulations found to be prohibited by law or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.

VARIANCES

22. The Board, from time to time, may vary from the requirements set forth in this policy if the Board determines in its sole discretion that such variance is reasonable under the circumstances.

AMENDMENTS

23. This policy may be amended from time to time by the Board.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of Glenwood Commercial Center Condominiums Association, Inc. (the "Association") certifies that the foregoing Parking Rules and Regulations were approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board held on _____, 2016.

Glenwood Commercial Center
Condominiums Association, Inc.

By: Rebecca
Secretary