

EXHIBIT E
PARKING/TOW AWAY/MAINTENANCE
(Proposed changes to due to HB22-1139)

A. Any vehicle parked illegally according to the parking ordinances of the City of Colorado Springs will be reported to the authorities. Some examples of city code violations include blocking the public sidewalk, parking commercial vehicles and/or trailers of any kind on the street for more than 24 hours.

B. Vehicles need to be parked within the confines of the driveway or garage. Parking on landscaped areas, including gravel areas, is not allowed. Parking on the sidewalk is not allowed.

~~C. No motor vehicles owned, leased, rented or used by owners or household members shall be parked overnight on any street within the Subdivision. —~~

- ~~• Short term (7 days or less) guest parking on the street is allowed.~~
- ~~• HOA notification is required for longer term (up to 14 days) guest parking on the street. The written notice needs to include a vehicle description, license plate number & State, plus the planned start and end date of the visitors on street parking. The Notice can be sent to the HOA via email: pinonranchhoa@gmail.com or in writing: The Piñon Ranch HOA, P.O. Box 50373, Colorado Springs, CO 80949-0373~~
- ~~• Guest parking on the street for more than 14 days is not allowed. After 14 days guests will need park in the driveway or garage, same as residents.~~

Deleted by HB22-1139

D A vehicle that is immobile, unused, not properly licensed or registered for a period of seven (7) days may be deemed abandoned. A notice will be given to the authorities to have it removed.

E. A vehicle that is driven or parked upon a common area will be towed without further notice.

F. Any owner who has a vehicle removed or towed pursuant to the provisions of these Rules shall be responsible for all costs of removal incurred by the Association and should any legal action be brought by the Association with respect to a violation of any of the foregoing Rules, the owner, in addition to any other damages incurred by the Association, shall be liable for all reasonable attorney's fees and costs incurred by the Association in such legal action.

G. No commercial type vehicles, recreational vehicles (including but not limited to, RV's, bus, camping trailers, boat trailer, hauling trailer, running gear, boat or accessories) or trucks over $\frac{3}{4}$ ton may be parked overnight ~~on any street~~ or stored within the community unless in a completely enclosed structure such as a garage or unless screened in a manner approved by the Architectural Approval Authority. *See city ordinance for guidance on short term street parking of commercial vehicles, buses, RV's trailers, etc.*

H. No vehicles with commercial signs, affixed to them either permanently or temporary, for profit, shall be parked in the Association overnight, unless completely screened from the street in a manner approved by the Architectural Approval Authority.

I. No repair, maintenance, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers, boats, or vans may be performed on any lot unless it is completely screened from sight and sound from the common areas and other homes.

J. ~~RV's can be parked on the street or property for visitors staying with a homeowner only for 5 days and 4 nights as long as the owner gets letters signed by neighbors on either side of them and directly across the street.~~

See city ordinance for guidance on short term street parking of RV's.

K. Notwithstanding the foregoing, emergency motor vehicles are permitted in the homeowner's driveway, in Association's streets, and guest parking spaces if the emergency motor vehicle meets each of the following requirements:

- i. the emergency motor vehicle is required by the homeowner's employer as a condition of employment;
- ii. the emergency motor vehicle weighs ten thousand pounds or less;
- iii. the homeowner is a member of a volunteer fire department or is employed by an emergency service provider;
- iv. the emergency motor vehicle has some visible emblem or marking designating it as an emergency vehicle; and
- v. the parked emergency motor vehicle does not block emergency access or prevent other homeowners from using the streets.

For the purpose of this rule, an "emergency service provider" is defined as a primary provider of emergency fire fighting, law enforcement, ambulance, emergency medical, or other emergency services. The parking of an emergency service vehicle shall not obstruct emergency access or interfere with any reasonable need of other homeowners to use the streets or driveways within the Association, including without limitation extending into such streets, driveways, extending into other parking spaces or to denying other owners use of parking spaces or guest parking.

Adopted by the Board, this ___ day of _____ 2022, effective August 10, 2022.

Pinon Ranch Homeowners Association Board of Directors