

PINON RANCH HOMEOWNERS ASSOCIATION INC.

**RESOLUTION 2022
in compliance with State of Colorado law (HB22-1139)**

A RESOLUTION AMENDING THE PARKING BY-LAWS and COVENANTS section 6.22

WHEREAS the Board of Directors of Pinon Ranch Homeowners Association (“the Association”), during its meeting dated July 19, 2022, through a majority vote of the Directors present, agreed as follows:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Pinon Ranch Subdivision, dated June 2, 1998, and recorded June 3, 1998, at Reception Number 098075103 in the records of the El Paso County Clerk & Recorder (“Declaration”) provides that the Association, acting through the Board,

“Shall have the duties and powers set forth in the Association Documents and all duties and powers of non-profit corporations granted by law or otherwise existing, and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve and enhance the Common Elements, and to improve and enhance the attractiveness, desirability and safety of Pinon Ranch subdivision.”
(Declaration, Article 4.6)

WHEREAS, the Board of Directors, in order to comply with Colorado State law (HB22-1139), signed by the governor on May 6, 2022, must update its parking by-laws (see attached EXHIBIT E PARKING/TOW AWAY/MAINTENANCE) and modify Covenants Section 6.22 Parking of vehicles as follows, to allow overnight parking on the public streets of the HOA:

- (a) ~~No motor vehicles owned, leased, rented or used by Owners or household members shall be parked overnight on any street within Pinon Ranch Subdivision. Deleted by HB22-1139~~
- (b) No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, any towed trailer unit or truck shall be parked overnight ~~on any street or~~ within any

Lot except in a completely enclosed building such as a garage, or unless screened in a manner approved by the Architectural Approval Authority. Pickup trucks having a 3/4 ton or less manufacturer's rated capacity, with or without bed toppers, and passenger vans for the private use of the residents of a Residence shall not be considered trucks for purposes of the foregoing restrictions. *Modified by HB22-1139.*

WHEREAS, the City of Colorado Springs parking ordinance, resolutions, rules, shall still apply. Enforcement of said city parking ordinances and rules shall be carried out by the city (code enforcement or Police). Any possible violations should be reported directly to the city for investigation and enforcement.

NOW THEREFORE, BE IT RESOLVED by the Board of the Directors of the Association, that the current By-Laws EXHIBIT E PARKING/TOW AWAY/ MAINTENANCE dated February 3, 2015, shall be amended and replaced and the Covenants dated June 3, 1998, shall be amended.

Adopted by the Board, this ____ day of August 2022, effective immediately.

Pinon Ranch Homeowners Association Board of Directors