

PROSPECTOR'S POINT CONDOMINIUM ASSOCIATION RULES & REGULATIONS

Effective: August 8, 2022

(These Rules and Regulations replace and supersede all prior Rules and Regulations).

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ARTICLE 1: INTRODUCTION

Section 1.00 Basis for Rules and Regulations

These Rules and Regulations are intended to assist homeowners and tenants in the Prospector's Point community to understand and comply with The Amended and Restated Condominium Declaration for Prospector's Point recorded in the records of the Adams County Clerk and Recorder's office on October 1, 2003 at Reception C1217253 ("Declaration").

Section 1.01 Responsible Governance Policies

The Association has adopted a set of Responsible Governance Policies as required by Colorado law. You may obtain a copy from the Association's website at www.prospectorspointcondominiums.com, ppcondos.com, or at the management company's office. These Rules are enforced according to the Policy on Covenant Enforcement and fines may be imposed for violations of these Rules pursuant to such Policy.

Section 1.02 Conduct

The Association endeavors to provide a high-quality community for all. Consistent with that goal, all owners, tenants, and visitors must treat each other and members of the Board of Directors, Management Company personnel, and Association Vendors with respect, courtesy and dignity. These Rules therefore, prohibit all such persons from directing profanity, harassment, or threats in person, by phone, text, email or any other form of communication to any of the above persons.

Section 1.03 Vendors

The Association engages the services of vendors to perform various services in the Prospector's Point community. These vendors act at the sole direction of the manager and the Board of Directors. Owners, tenants, residents and their visitors shall not attempt to contact, alter, interfere with or direct the work of such vendors. Any such conduct is a violation of these Rules.

ARTICLE 11: SPECIFIC RESTRICTIONS AND RULES

Section 2.00 Balconies, Patios and Landings

1. Balconies, patios and landings must be maintained in a neat and clean condition at all times.
2. The only items that may be placed on a balcony or patio are: patio furniture, neatly stacked firewood, bicycles, hanging hammocks, potted plants, planters, hanging planters, BBQ grills and accessories*, thermometers or other small meteorological devices, wind chimes, flags, and appropriate holiday decorations.
 - A. Firewood must be neatly stacked in a firewood rack.
 - B. A firewood rack must not exceed 4' high x 4' wide x 2' deep. Firewood cannot be stacked outside or on top of the rack.

*See item #9 for additional details regarding the use of BBQ grills.
3. Items that cannot be stored on the patios include but are not limited to: no permanently attached shade, awning, window guard, any temporary article (except those noted above), storage or maintenance of motorcycles, exercise equipment, household or commercial appliances, bedding animal shelters, household furniture, cartons or boxes, mechanical or electrical equipment, tools, building materials, or clothing.

4. Clothes may not be hung on the balcony or patio.
5. No portable clothes dryers may be used outside the unit.
6. No items may be hung from or extend over the patio railing, including clothes, towels, or blankets, except small hanging potted plants with a total weight of less than 5 pounds. Such hanging planters must be designed for hanging over railings without the use of hooks, nails or other implements that penetrate into the railing.
7. Patio railings may only be enclosed with lattice panels painted in either Prospector's Point red, white or black to match the wrought iron on your patio. No other material may be used. The lattice must fit from edge to edge of the balcony, and go to the top of the railing, but may not extend above the top cap of the balcony.
8. String lights may be hung on the patio or balcony from November 25th through January 30th each year.
9. Charcoal grills or smokers are NOT permitted. Electric or gas BBQs may be used so long as the gas cylinder does not exceed 14.1 oz. Nothing may be kept or stored on the landing at the front door of the unit or on walkways to or between units.
10. Satellite dishes must be approved by the Association prior to installation.
11. Cable installation must be hidden and must not penetrate the siding.
12. Window Air Conditioning Units may be installed only with prior written approval by the Association. Such units will only be approved for balcony windows.

Section 2.01 Parking and Vehicles

1. Parking

- A. All residents must register any/all vehicle(s) that will use Common Area parking lots within 10 days of the date you will begin parking a particular vehicle within the community. Vehicle Registration/Permit Form attached as Exhibit A.
- B. Each unit is entitled to a total of two (2) parking spaces. Each unit will be provided a maximum of two parking permits (i.e., stickers or placards) for parking within the community. If a vehicle is parked without a visible parking permit, the procedures set forth in "Towing" below apply. This permit must also be present and displayed even if there is a handicap permit hanging.
- C. The Association does not now, and never has charged for normal parking stickers. If any individual seeks payment for any parking space, please notify the Association's management company immediately. There is a replacement permit fee of \$50.00.
- D. All spaces are on a first come, first served basis. Unauthorized vehicles are at risk of being towed. Please refer to the towing policy.
- E. Reserved spaces are limited to assigned garages, assigned carports and assigned handicap spaces only. Handicap spaces will be assigned after receipt of application and copy of the State of Colorado issued registration for the handicap permit. Refer to the towing section for unauthorized vehicles parked in these spaces.

- F. Each vehicle must be registered on a form or through the website provided by the current property management company prior to being parked in the community
- G. Vehicles include motorcycles and dirt bikes for purposes of the two-vehicle limit
- H. There are no "Visitor" or "Guest" parking spaces. Visitors and guests should park on the streets in order to avoid notification and/ or towing.
- I. Parking in any fire lanes for any period of time is prohibited
- J. All vehicles shall be parked between the lines of a single parking space.
- K. Vehicles parked in the front row shall not have the bumper extended more than 4" over the curb so as to block the sidewalk.
- L. This section shall be construed to apply to property owners, guests, and tenants.

2. Restricted Vehicles

A. The following vehicles may not be parked or stored anywhere within the Prospectors' Point Community unless authorized in writing, in advance, by the Association: trailers, (camping, boat, hauling, etc.) boat or other watercraft trailers or accessories, oversized vehicles (larger than (2) two-ton carrying capacity), recreational vehicle, or vehicles containing visible evidence of commercial use such as tool boxes, business decals, signs, or logos (collectively referred to herein as "Restricted Vehicles"). This restriction does not apply to vehicles used by Association vendors to perform maintenance and repair of common elements.

B. Restrictions applicable to all vehicles as follows:

- (1) The equipment that can be permanently (more than 24 hrs) mounted on the exterior of any vehicle, including any and all peripheral equipment (such as sport/utility racks), shall be limited in height and may not exceed twenty-four (24) inches in height above the vehicle roofline.
- (2) The length of said racks shall be restricted to the rear bumper +4" and to the front bumper +4"
- (3) Racks shall not extend in width past the vehicle mirrors.
- (4) Manufactured tops (commonly referred to as truck caps or toppers) are permissible but shall not exceed the cab height of the truck by more than twelve (12") inches and shall not contain permanently installed "RV type" equipment.

3. Authorized Parking for Restricted Vehicles

- A. The owner or resident of the unit must obtain approval, in writing, from the Association's current management company before parking a Restricted Vehicle in the community.
- B. The application submitted to the Association's management company must specify the type of vehicle and the general nature of the emergency requiring the exemption.

- C. The written request for approval submitted shall set forth the time and date such temporary or restricted parking or storage will commence and when it will terminate.
- D. Oversized vehicles, such as moving and delivery trucks, may park for a period not to exceed four (4) hours.
- E. Under S38-33.3-106.5(d), C.R.S., certain emergency vehicles are exempt from this article.
 - i. If an owner or resident claims entitlement to this exemption, the owner must submit a request in writing to the management company.
 - ii. Such proof shall consist of, but may not be limited to, written verifiable communication from the company providing such emergency services as well as other documents and information that satisfies the Association.
- F. If an owner or resident needs to park or store any Restricted Vehicle as a temporary expedience, the owner or resident must obtain prior approval, in writing, from the management company.

4. Abandoned/Inoperable Vehicles

- A. No abandoned or inoperable vehicles of any kind shall be stored or parked within the Community.
- B. An abandoned or inoperable vehicle shall be defined by Colorado statutes governing inoperable or abandoned vehicles on public streets, or as any automobile, truck, motorcycle, van, trailer, horse trailer, camper, recreational vehicle or vehicle for carrying passengers, goods or equipment, which:
 - i. Is not capable of being driven under its own propulsion;
 - ii. Does not have an operable propulsion system;
 - iv. Does not display license plates; or
 - v. Has not been moved for a period of (14) days or longer.

5. Vehicle Maintenance/Repair

- A. No vehicular maintenance and/or repair is permitted anywhere within the Community. However, activities such as cleaning, washing, waxing, or similar maintenance may be performed as long as it is completed in less than a single 24-hour period.
- B. Any other types of owner-performed maintenance or repair must be conducted within the confines of a garage and shielded from public view.
- C. It is the owner's responsibility to ensure proper disposal of any debris or fluids.

6. Handicapped Spaces

- A. If a resident requires a handicapped space, a permit must be issued by the Board or its managing agent after a proper application and documentation is provided and approved.
- B. Handicapped permits must be renewed each year with the Association to remain valid and retain your designated/ assigned space. The owner must submit an application and copy of registration for handicap permit that is received by the current property management company no later than December first of each year for the upcoming year.

- C. Handicapped permits must be hung visibly, along with the provided community permit.

7. Towing

- A. If any vehicle is parked within the Community in violation of the above rules, the Association and/or its agent may place a notice on the vehicle specifying the date and nature of violation.
- B. The Notice shall identify the name and telephone number of a person to contact regarding the violation.
- C. Seventy-two (72) hours after the Notice is placed on the vehicle, stating the following, the vehicle may be towed:
 - a The vehicle will be towed if the vehicle remains parked inappropriately;
 - b A description of the inappropriate parking that has caused the notice to be given;
 - c The time in which the vehicle will be towed unless the inappropriate parking has been corrected; and
 - d That subsequent instances of the same type of inappropriate parking may lead to the vehicle being towed without further notice.
- D. A sign must be permanently mounted by the Association within the Community in a position that is no lower than five (5) feet and no higher than eight (8) feet, which is visible and facing the driveway at each entrance to the parking area containing:
 - a A statement that parking spaces are designated for one or more specified residents and that a vehicle parked without authorization is subject to being towed;
 - b The international towing symbol no smaller than four (4) inches by four (4) inches.
- E. The towing carrier must also post signs that comply with section 40-10.1-405(4)(f)(III), C.R.S.
- F. All towing, storage and other charges are the sole responsibility of the vehicle owner. The Association shall not be liable for any costs of towing, storage, retrieval of the vehicle, or damage to the vehicle.
- G. Vehicles may be towed without posting or any other notice to the owner in the following circumstances:
 - a parking in a fire lane;
 - b blocking a driveway or roadway enough to effectively obstruct another person's access to the driveway or roadway;
 - c parked in a handicapped space without current permit (or a permit expired for less than 60 days);
 - d parked in a space belonging to or assigned to another Owner;
 - e Parked so as to effectively obstruct access to or from an individually designated parking space;
 - f parked without displaying valid authorization; or

- g If the vehicle is parked a third or subsequent time in the same inappropriate manner that caused it to receive previous notices.

Section 2.02 Pets

1. No more than two (2) animals, including dogs, cats, birds, rodents, reptiles, or other animals, may be kept or maintained within any unit. If an owner believes another owner or occupant is violating this rule, please review the Covenant Enforcement Policy and complete a Complaint Form.
2. Possession of exotic animals, such as snakes, predators or raptors by a resident requires the advance written approval of the Association based upon the following requirements:
 - A. The owner must provide written notice to the Association, in advance, of the owner's desire to keep such animal as a pet.
 - B. Along with such Notice, the owner shall provide:
 - i. True and correct copies of any required licenses issued by all applicable regulatory agencies, including but not limited to, the Colorado Division of Wildlife and the U.S. Department of Fish and Wildlife; ii. True and correct copies of all correspondence to/from such agencies relating to said licenses; and iii. A certification by the owner of his/her obligation to notify the Association within ten (10) days of any revocation, cancellation or other change in status of said licenses.
 - iv. The owner must execute a Release of Liability, Hold Harmless and Indemnification Agreement for the benefit of the Association and its Board of Directors which agreement shall be provided by the Association.
 - v. The owner must provide copies of his/her current homeowners insurance policy to the Association, which policy shall contain such minimum amounts of insurance as the Association deems appropriate, together with such other provisions of coverage with the Association deems appropriate in its sole discretion.
3. Household Pets are defined as cats, dogs, caged birds and small, caged domestic reptiles and rodents. Chickens and any variety of pig shall be considered livestock and are prohibited.
4. Pets may not be chained, leashed or tethered to any object on the Common Elements or Limited Common Elements.
5. Animals may not be left unattended on patios, balconies or front porch areas.
6. Dogs shall not be allowed to urinate or defecate on a balcony in any circumstance.
7. Cat or other animal waste or litter shall not be allowed on a balcony in any circumstance.
8. Pets shall not cause any property damage or injury on or to Common Elements.
9. Immediate pick up and disposal of all pet waste is the responsibility of the owner. Violation of this rule is subject to a \$500 fine.

10. Cat litter cannot be disposed of on Common Elements.
11. While on Common Elements, all pets must be restrained on a leash not to exceed ten (10) feet in length.
12. Pets shall not be permitted to bark, howl or make other loud noises that interfere with the rights of other owners.
13. No animals may be kept or bred for any commercial purpose.
14. All pets must be properly licensed and in full compliance with all city and county ordinances.
15. There shall be no feeding of feral or stray animals or wildlife in the community.

Section 2.03 Signs

1. Signs and flags are permitted to be displayed in public view only if they comply with the following:
 - A. Every property is limited to either one (1) sign or one (1) flag at any given time.
 - B. Flags or signs may only be displayed in the window of the Unit or on a freestanding pole located solely on the balcony or back patio.
 - C. The top of any flag, pole or sign must not be taller than eight (8) feet.
 - D. No signs or flags may exceed 12 square feet.
 - E. No signs or flags are permitted which display any commercial message or advertisement other than a "for sale" sign pertaining to the Unit.
 - F. No signs or flags may contain any nudity or profanity.
2. "Public view" includes from streets, sidewalks, adjacent properties and/or all common areas within the community.
3. "Advertising" is defined as signage, logos, slogans, color schemes, company names, telephone numbers, website addresses, etc., displayed for the public promotion of a business, service, product, or event, in order to attract or increase interest in it.

Section 2.04 Trash

1. Refuse, garbage, trash, lumber, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored, or allowed to accumulate on any patio, balcony, landing or stairwell.
2. All trash must be placed within the Dumpsters provided. Dumpsters are for the use of residents only.
3. No used motor oil, paint, or other hazardous materials may be deposited in the Dumpsters.

4. All garbage cans, trash bags, etc. must be kept inside the Unit until being deposited into the Dumpsters.
5. Large items such as furniture, appliance boxes, building materials (including carpeting), and appliances etc. may not be deposited in or left anywhere near the dumpsters or on Common Elements. Owners must arrange for separate disposal of such items off site.
6. Trash, garbage, bottles, cigarette butts, etc. shall not be left anywhere on the common elements outside appropriate trash dumpsters or containers.
7. The cost of removal for any unauthorized items will be billed back to the unit(s) to which the refuse belongs and said unit will also be subject to a fine of \$500.

Section 2.05 Maintenance of Property

1. All Owners shall maintain their Unit and Limited Common Elements appurtenant to their Unit as set forth in Section 4.3 and 5.2 of the Declaration in a clean, safe, attractive and sightly condition at all times.
 - A. The only permissible window coverings are curtains, drapes, shutters and/or blinds in good repair. Unconventional window/ door coverings such as tin foil, newspaper, blankets, sheets, cardboard, or otherwise unsightly items may NOT be used to cover windows or broken glass.
 - B. Windows must have screens in place and may not have holes.
 - C. Window glass may not be broken or otherwise in a state of disrepair.
 - D. Windows must be operational.
 - E. If installed, front storm doors should be closed at all times.
2. Violation of this requirement entitles the Association to enter the Unit or Limited Common Element and perform required maintenance and/or repair, after notice and opportunity for a hearing.
3. If the Association performs such maintenance or repairs, the costs of such work may be levied against the Owner as an Assessment.
4. No structural alterations to any Unit or to any Common or Limited Common Element may be made.
5. No exterior improvements may be added to, removed from or altered in any way without the prior written approval of the Association.
6. See ARC guidelines for further explanation and additional details.

Section 2.06 Occupancy

1. Leasing

- A. All leases must:

- a. be in writing;
 - b. provide that the tenant is subject to all provisions of the Declaration, Bylaws, Rules and Regulations, Architectural Guidelines; policies and procedures;
 - c. be for a term greater than six (6) months;
 - d. be for the entire unit; and
 - e. be provided to the Association within 30 days of the inception of the tenancy.
- B. Tenants must be provided a current copy of the all governing documents, including policies and these Rules.
- C. Homeowners are responsible for all actions of their tenants.
- D. Acts or omissions of tenants that cause loss to the Association are the responsibility of the Owner and will be assessed to the Owner accordingly.
- E. Leasing of any unit is subject to the Association's right to remove or evict the tenant pursuant to Section 7.2 of the Declaration.

2. Residency

- A. The permissible number of occupants of any Unit shall be governed by applicable City of Westminster law.
- B. The number of occupants must be reported on the registration form and any lease.

Section 2.07 Notification of Owners Address

1. All Owners are required to provide written notice of their current mailing and residence addresses within 30 days of the time they acquire ownership of any Unit.
2. All Owners must thereafter provide written notification to the Association within 30 days after any change of address.
3. If no address is provided in writing to the Association initially or after a change of address as required, the Association may mail all notices and other documents to the property address only. The Association shall not be required to conduct any research to determine the Owner's address and shall not be required to mail notices to an address found in any conveyance deed or government website such as the Assessor's website.

Section 2.08 Business and Commercial Use

1. Home-based businesses and commercial uses of a residence are permitted to accommodate the owners' and/or residents' limited business or commercial activities (such as tutoring, music lessons, internet-based businesses, etc.)
2. A unit may be used for business or commercial use, except for the uses specifically barred as set forth below, only if:

- A. The business or commercial use of the residence shall be conducted only by the owners or residents of the dwelling
 - B. The business or commercial use is clearly incidental and secondary to the use of the dwelling as a residence and does not change the residential character of the property;
 - C. The existence or operation of such activity does not increase vehicular or foot traffic;
 - D. The existence or operation of such activity does not increase the use and/or burden on Association's easements and/ or common elements;
 - E. The existence or operation of such activity is not apparent or detectable by sight, smell or sound;
 - F. The existence or operation of such activity does not increase the insurance obligation or premium of the Association;
 - G. The existence or operation of such activity does not violate federal, state or local zoning or use restrictions or other ordinances, laws or regulations; and
 - H. The existence or operation of such activity does not create a nuisance
3. Violation of such restrictions may result in imposition of fines or other legal or equitable remedies. All attorney fees and costs incurred by the Association will be assessed against the owner as an additional assessment.

Section 2.09 Unlawful Use

Uses of Units must comply with all applicable federal, state and local ordinances, laws and regulations including zoning, permitting, and health and safety laws. Violation of any of these can be enforced by the Association against the owner as a violation of the Declaration. The Association may impose fines after notice and opportunity for a hearing or seek injunctive or other legal and equitable relief. All attorney fees and costs incurred by the Association will be assessed against the owner as an additional assessment.

Section 2.10 Nuisance

- 1. Quiet hours are from 10 PM to 8 AM.
- 2. All residents must refrain from making or permitting loud, disturbing or objectionable noises, including loud television, music, playing of musical instruments, tools or other devices that would reasonably be found to be obnoxious, offensive or disturbing to other Units.
- 3. No light which is unreasonably bright or causes unreasonable glare to other Units is permitted.
- 4. No noxious or offensive odors may be omitted from Units or garages.
- 5. Move in/ move out activities shall not take place during quiet hours.
- 6. Fireworks of any and all kinds are NOT allowed on the Association's property at any time.

ARTICLE 111: USE OF COMMON ELEMENTS

Section 3.00 Community Park

1. The Park is open for use year-round by owners, tenants, and their guests from sun-up to sundown daily. No camping, sleeping, or other use of the park is permitted.
2. The Park is closed to use when there is any snow on the ground.
3. Use of the park is at your own risk. Owners and occupants are solely responsible for providing adequate supervision and ensuring that all persons using the park are fully capable of doing so at all times.

Section 3.01 Play Areas

1. Dumpster areas, transformers, trees, stairwells, crawl spaces, front landings, parking lots, and equipment are not to be used as play areas at any time
2. No bicycles, skateboards, scooters, strollers, other equipment, or personal items may be left in stairwells, landings, parking areas or other Common Elements.
3. Any items found on Common Elements will be deemed abandoned and/or trash and will be removed immediately. The Association shall not be responsible for the costs of the item(s). If such items can be confirmed to belong to a particular unit, the Covenant Enforcement Policy may be followed to impose a fine for such violation.
4. Tents may not be erected on Common Elements.

Section 3.02 Loss Caused by Owner, Tenants and Guests

1. Any damage or destruction of Common Elements or any act or omission causing loss of any kind to the Association, including insurance deductibles, caused by the negligence of an owner, his tenant or guests, shall be assessed to the Owner after notice and opportunity for a hearing.
2. No alteration of Common Element landscaping is permitted including graffiti; defacing or damaging sidewalks and fences; and adding or removing flowers, plants, trees, mulch, rock or other material.

Section 3.03 Regulation of Use

1. The Association may condition the use of any Common Elements upon the payment of fees, execution of Liability Waivers, provision of additional insurance naming the Association as an additional insured and regulating time and manner of use.
2. Any individuals, clubs or private sports team using common elements for extraordinary activities, must obtain the advance written approval and satisfy any insurance or other requirements imposed by the Association before using any common elements, including but not limited to, all parks and play areas, or common elements within the Community.

Section 3.04 Smoking & Alcohol

1. Marijuana/ Alcohol may not be consumed in/ on Common Elements.
2. Litter from tobacco cigarettes such as cigarette butts and the like, must not be left or thrown onto Common Elements or dropped from balconies so as to fall onto Common Elements or units below or in the parking lots.
3. No smoking of any kind is allowed in/ on Common Elements such as stairwells, courtyards, parking areas, carports, or on the front landing of any unit.

Section 3.05 Miscellaneous

1. Definitions

Unless otherwise defined in these Rules, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

2. Supplement to Law

The provisions of these Rules 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 Project.

3. Deviations

The Board may deviate from the procedures set forth in these Rules if in its sole and absolute discretion such deviation is reasonable under the circumstances.

4. Amendment

These Rules may be amended at any time by the Board of Directors.

5. Severability

Invalidation of one of the foregoing provisions by court order or judgment shall have no effect on the remaining provisions which shall remain in full force and effect.

6. Rescinds and Supersedes

This Policy rescinds, supersedes and replaces all prior policies, rules, and guidelines on this subject.

CERTIFICATION

The undersigned, being the _____ of Prospector's Point Condominium Association, a Colorado nonprofit corporation, certifies that the foregoing Rules and Regulations were approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on _____ and in witness thereof, the undersigned has subscribed his/her name.

PROSPECTOR'S POINT
CONDOMINIUM ASSOCIATION
A Colorado non-profit corporation,

By: _____
(Print Name)

Its: _____
(Title)

(Signature)

EXHIBIT A
PROSPECTOR'S POINT CONDOMINIUM ASSOCIATION
VEHICLE REGISTRATION/PERMIT FORM

Unit #: _____ Address: _____ Permit #'s _____

Address: _____

Last: _____
☐ Homeowner's or ☐ Tenant's Name

First: _____

Last: _____
☐ Homeowner's or ☐ Tenant's Name

First: _____

Vehicle#1 HANDICAP (Yes _____ or No _____)

Make _____ Model _____

Year _____ Color _____ License # (required) _____

Vehicle #2 HANDICAP (Yes _____ or No _____)

Make _____ Model _____

Year _____ Color _____ License # (required) _____

AGREED & ACCEPTED:

(Initials)

- _____ 1. Residents' vehicles must display a valid parking permit from Prospector's Point Condominium Association at all times when parked anywhere on Prospector's Point Property. Maximum 2 permits per unit.
- _____ 2. Guest vehicles may only park on the street. All vehicles without a permit will be towed at the owner's expense.
- _____ 3. Handicap space will be provided upon written request and proof of the State of Colorado issued handicap permit. In addition to Prospector's Point parking permit a handicap license plate or state issued permit must be visible at all times when parked in a handicap parking space. If not vehicle is subject to being towed.
- _____ 4. Replacement permits will be available at the price of \$50.

In accordance with Section 7.8 Vehicular Parking, Storage, and Repairs of the Declaration of Covenants, Conditions and Restrictions, Prospector's Point Condominium Association reserves the right to tow away unauthorized vehicles and/or assess fines for violations of parking regulations. This includes vehicles displaying a permit but not displaying a State issued handicap permit and parking in a handicap designated parking spot.

Signatures: _____ Date: _____

Completed form may be returned to:
Prospectors Point Condominium Association c/o The Colorado Property Management Specialists, Inc.
19751 E. Mainstreet Suite 275
Parker, CO 80138

Fax: 303-840-3881 Email: staff@the-cpms.com