

**RESOLUTION OF THE OAKDALE PLACE HOMEOWNERS ASSOCIATION
REGARDING A POLICY TO INTERPRET AMBIGUOUS TERMINOLOGY
PERTAINING TO PARKING**

SUBJECT: Adoption of a policy regarding the interpretation of ambiguous language in the 'Nuisances' Article 7.6 of the Declaration

PURPOSES: To clarify when a vehicle or piece of equipment shall be considered 'kept or stored' on a Member's property

AUTHORITY: The Declaration and Colorado Law as advised by Melissa Garcia of Altitude Community Law

EFFECTIVE

DATE: February 1st, 2023

RESOLUTION: The Association hereby adopts a policy and procedure as follows:


1. Interpretation. A vehicle or piece of equipment referred to in the 'Nuisances' Article 7.6 of the Declaration shall be considered 'kept or stored' in violation of that Article when the vehicle or equipment has been present upon the property of a Member and visible from neighboring Lots or from the street in excess of seven consecutive days, at which time that Member may be subject to complaint of a violation of Article 7.6 of the Declaration pursuant to the Association's Policies and Procedures for Covenant and Rule Enforcement. Unless and until the visible presence of a vehicle or piece of equipment has exceeded seven consecutive days, the presence of such vehicle or equipment shall not be considered a violation of Article 7.6 of the Declaration and complaints referring to that Article will result in no enforcement actions.
2. Definitions. Unless otherwise defined in the Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
3. Supplement to Law. The provisions of this Resolution 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.
4. Deviations. The Board may deviate from the procedures set forth in this resolution if in its sole discretion such deviation is reasonable under the circumstances.
5. Amendment. This Policy may be amended at any time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of The Oakdale Place Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on this first day of February, 2023 and in witness thereof, the undersigned has subscribed his/her name.

THE OAKDALE PLACE HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation

By:



Greg Caunt, President