

**RULE APPLICABLE TO  
WISSLER RANCH HOMEOWNERS ASSOCIATION, INC.  
REGARDING POLICY AND PROCEDURE FOR  
RECREATIONAL VEHICLE PARKING**

**SUBJECT:** Adoption of a policy and procedure for the temporary parking of Recreational Vehicles within the community.

**PURPOSE:** To adopt a standard policy and procedure to follow regarding the temporary parking of Motor Coaches, Travel Trailers and Fifth Wheel Trailers specifically and recreational vehicles generally.

**AUTHORITY:** The Declaration of Covenants, Conditions and Restrictions for Wissler Ranch ("Declaration"), Bylaws of Wissler Ranch Homeowners Association ("Bylaws"), Articles of Incorporation for Wissler Ranch Homeowners Association and Colorado law.

**EFFECTIVE  
DATE:**

July 9, 2016

**RULE:** The Association hereby adopts the following Rule:

The following Rule has been adopted by Wissler Ranch Homeowners Association (the "Association") pursuant to Colorado law, at a regular meeting of the Board of Directors.

**Definitions**

**Recreational Vehicle-** A Recreational Vehicle is any motorized or non-motorized vehicles whose primary purpose is for recreation, specifically including but not limited to jet skis, boats, water bikes, all-terrain vehicles, dirt bikes, motor bikes, campers, motor coaches, trailers, vehicles containing cooking and/or bathroom facilities, and golf carts. This Rule is restricted to the Motor Coach, Travel Trailers and Fifth Wheel Trailer classes of Recreational Vehicle classes including all enclosed tow behind trailers with cooking, sleeping and bathroom accommodations.

**Temporary Parking-** Shall mean the temporary parking of a Motor Coach, Travel Trailer or Fifth Wheel vehicle in the community for no more than 30 full or partial days in a calendar year. Temporary Parking is limited to no more than 7 full or partial days at one sitting. Temporarily Parked Recreational Vehicles must be parked as close as possible to the residence and on the driveway or on an improved parking pad. Recreational Vehicles shall not be temporarily parked either fully or partially within DRC setback standards of

within 100 feet from the roadway and/or 50 feet from a side or rear property boundary or within any County Right of Way. Accounting and reporting of Recreational Vehicle Temporary days parked is the responsibility of the property owner.

**Recreational Vehicle Storage** – Motor Coaches, Travel Trailers and Fifth Wheel Trailers shall not be kept or stored either fully or partially within any easement within the community or any driveway or any portion of a Lot that is visible from the street or any other Lot. All such vehicles shall be parked, stored or otherwise kept in an enclosed garage or screened from view or in a storage facility outside of the community.

**Abandoned and Disabled Vehicle Parking** - Abandoned or disabled vehicles, including Motor Coaches, Travel Trailers and Fifth Wheel Trailers, shall not be stored, parked or otherwise kept in any part of the Wissler Ranch community except in an enclosed garage.

**Violations** - Any violation of this Parking Policy may result in a fine of \$25 per day after notice and an opportunity for a hearing pursuant to the Association's Enforcement Policy, and/or towing as provided herein. Misrepresenting or misreporting of Temporary Parking days may result in an additional fine for each misrepresented or misreported day.

**Definitions** - Unless otherwise defined in this Rule, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

**Supplement to Law** - The provisions of this Rule 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.

**Deviations** - The Board may deviate from the procedures set forth in this Rule in its sole discretion such deviation is reasonable under the circumstances.

**Amendment** - This policy may be amended from time to time by the Board of Directors.

### **Provisions**

Written requests for exceptions to this rule may be granted by the Covenants Chair depending on the individual circumstances of the request. Exceptions that may be granted include but are not limited to:

- a) Out-of-area visitors to Wissler Ranch when those visitors are traveling in Motor Coaches or Fifth Wheel Trailer that may need to be parked in Wissler Ranch overnight for no more than

5 full or partial days without prior approval from the Covenants Chair.

b) While the owner is waiting for ordered or back ordered vehicle repair parts with approval by the Covenants Chair.

**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Wissler Ranch Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was 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 July 9, 2016 and in witness thereof, the undersigned has subscribed his/her names.

**WISSLER RANCH HOMEOWNERS ASSOCIATION**  
A Colorado non-profit corporation,

By: Jim Keefe President

**Appendix A**

**Wissler Ranch Homeowners Association RV Parking Rule**

**Application for Recreational Vehicle Temporary Parking Variance**

(\*beyond a total of 30 full or partial calendar days in a calendar year or 7 full or partial consecutive days)

Address: \_\_\_\_\_

Reason for Variance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Variance Requested from: \_\_\_\_\_ until: \_\_\_\_\_

Description of Vehicle: \_\_\_\_\_

License number: \_\_\_\_\_

Where the Vehicle will be parked: \_\_\_\_\_

\_\_\_\_\_

I certify that the above information is correct:

Homeowner Signature: \_\_\_\_\_

Homeowner printed name: \_\_\_\_\_

Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Board Action on Temporary Variance Request**

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

Hearing Findings: \_\_\_\_\_

Terms and Conditions: \_\_\_\_\_

Comments: \_\_\_\_\_

Appendix A: Rule on Procedure for Violations

**Wissler Ranch HOA Schedule of Fines for Covenant Violations**

| <b>Violation</b>  | <b>Explanation</b>   | <b>Fine</b>   | <b>Reference</b>   |
|---|--|---|--|
| <b>Late payment of Assessment</b>                       | Payment is due when noticed by Treasurer                               | 18% annual interest effective 30 days following the due date plus collection costs.   | Assessment is due as scheduled by the BoD  |
| <b>Excessive Water Usage</b>                            | Annual Water Meter Reading shows usage in excess of allotment          | \$500 for initial overuse year and \$1000 per each subsequent year of overuse thereafter. A per gallon overuse fee will also be charged based on the Colorado Springs per gallon use charge.                    | Usage is set per lot and the Development by the Water Owners. WRHOA is subject to Water Court decree in Div 2, case 93 CW 75 and Div 1, case 93 CW 147                           |
| <b>Failure to report Water Meter Reading</b>            | Water use reporting is required date specific to the Development       | \$25 per delinquent day until report is received  | WR HOA reports on a schedule under Colorado Water Law. Late reports may impact association membership ability to draw water.   |
| <b>Failure to Comply with Violation Hearing Finding</b> | No action taken to correct a violation                                 | \$25 for failure to correct the violation within 37 days w/o a waiver or variance being granted.  | 37 days are granted to correct the violation. There will be a referral to HOA attorney if there is no corrective action in the next 30 day period. Legal costs will be assessed. |
| <b>Recreational Vehicle Parking Rule</b>                | Kept, Stored and Temporary Parking of Recreational Vehicle Rules apply | 30 days Temporary RV Parking are permitted per calendar year. Kept or Stored RV Rules are established for residents and visitors. Fine is \$25 per unauthorized day with additional penalties for misreporting. | Schedules are established for temporary parking per calendar year and consecutive days.  |