

16. Parking (Regulation)

1. There are 35 usable interior parking spaces located in the garage; 13 exterior spaces on the north side of the building; and nine exterior spaces on the east side of the building. Two of the nine east-side exterior spaces are reserved for temporary, short-term parking to accessing the U.S. Post Office.
2. The Association shall issue two types of parking permits to members of the Association: GREEN interior parking passes that are valid in the garage; and ORANGE exterior parking passes that are valid outside.
3. The Association shall distribute the following passes:

Member/Owner Type	GREEN Interior/Garage	ORANGE Exterior
Commercial	4	3
2 Bedroom Unit Owners Units 104, 106, 110, 201, 204, 206, 210, 301, 304, 306, 310, 401, 404, 406, 410	1 each	1 each
1 Bedroom/Studio Unit Owners Units 101, 103, 105, 107, 108, 109, 202, 203, 205, 207, 208, 209, 302, 303, 305, 307, 308, 309, 402, 408	1 each	0

4. Owners who rent their units to short-term renters through a rental program or on their own are responsible to ensure temporary, valid parking permits are provided to the short-term guests. The short-term renter parking pass must identify the unit where the guest is staying and must have an expiration date that coincides with the departure date of the short-term renter. Parking passes provided by the Association are not intended to be used by short-term, vacation renters.
5. All vehicles must display a dated parking permit, including short-term renters.
6. All vehicles parked in the West Lake Lodge garage must be in compliance with all applicable state laws and regulations, including but not limited to, inspections, emission standards, & licensing.
7. Vehicles not displaying a proper or out-dated parking permit may be impounded, towed, and/or fined. All costs associated with impounding or towing the vehicle or the fine is the responsibility of the vehicle owner and/or the homeowner. The Association may seek all costs or fines from either the guest or the homeowner.

8. Definitions: Unless otherwise defined in this Regulation, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
9. Supplement to Law: The provisions of this Regulation 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.
10. Deviations: The Board may deviate from the procedures set forth in this Regulation if in its sole discretion such deviation is reasonable under the circumstances.
11. Amendment: The Regulation may be amended from time to time by the Board of Directors.

CERTIFICATION

The undersigned, being the President or Secretary of the West Lake Lodge Association, a Colorado nonprofit corporation, certifies that the following Regulation was adopted by the Board of Directors of the Association pursuant to the Bylaws of the Association on _____, and in witness thereof, the undersigned has subscribed his/her name.

WEST LAKE LODGE ASSOCIATION By: _____