

## **Three Seasons Parking Plan Notice\***

The following parking regulations have been approved by the Three Seasons Board of Directors and incorporated into the Homeowner Association's governing documents:

- 1) All authorized vehicles must be property permitted by Association management prior to parking in the parking area. Permits must be appropriately displayed for easy viewing. Usual display of the permit is attachment to the inside rear view mirror. Vehicles not displaying a parking permit that can be read from the outside will be towed at owner's expense.
- 2) No commercial vehicles and no trucks shall be parked on any road within the complex except when temporarily engaged in transport to or from a condominium unit. For the purpose of this Rule 9, a 1 ton or smaller vehicle, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle or truck. The exception to this rule is an emergency vehicle meeting the following criteria:
  - a) Any unit owner required by his or her employer to have an emergency vehicle at his or her residence during designated times AND
  - b) The vehicle weighs ten thousand pounds or less;
  - c) The unit owner is a member of a volunteer fire department or an emergency service provider\*\*;
  - d) The vehicle has an official emblem or other visible markings of an emergency service provider; and
  - e) Parking the vehicle will not obstruct emergency access or interfere with the reasonable needs of the other residents to use the community's drives and parking.
- 3) All vehicles must be moved a minimum of once every seven days, or more frequently, as requested by the property manager for snow removal or parking lot maintenance purposes. If possible all signage informing the plan to plow the entire parking lot shall be posted at each common entry at least 48 hours before the vehicles are required to move from the Three Seasons parking lot.
- 4) No motorized vehicle shall remain parked upon the property unless the same is in good working order, has current license plates, and is used for actual transportation.
- 5) The Association reserves the right, during periods of high occupancy, to limit parking permits.
- 6) Parking and motor vehicle violations are subject to immediate removal, without notification. The costs for towing and storage of removed vehicles will be the responsibility of the vehicle's owner. Reoccurring violations may cause the unit owner to additionally be assessed fines.
- 7) After a snow storm of more than 6", vehicle(s) are required to be cleaned of snow and moved to a plowed area within 12 hours of the snow storm so that all areas may be plowed.
- 8) Rental guests (short term and long term) will be permitted a maximum of 2 temporary parking permits per unit. Owners will be permitted a maximum of 2 parking permits per unit. Permits will be obtained through the building property manager. Lost permits can be replaced for an additional fee as established by the Management Company or HOA.
- 9) All Contractors are required to comply with the Association Motor Vehicle Rules.
- 10) Recreational equipment - No other types of transportation shall be permitted to be parked, stored, or maintained by any unit owner or tenant on Three Season's common area property for more than 14 days within a 30 day period. Temporary parking, not to exceed fourteen days, must be approved by management and be properly permitted. Other types of transportation includes, but not limited to: snowmobiles, boats, motorcycles, campers, trailers (of any length and of every nature and description), tents or other similar equipment or devices.

**Note: On-street/Town right of way parking is NOT allowed in the Town of Mt. Crested Butte.**

*Thank you for your cooperation. Enjoy your visit and come back often!*

*Wanda Bearth*  
Property Manager

*\*This notice has been posted in compliance with Ordinance 9, adopted by the Mt. Crested Butte Town Council on November 6, 2019.*