

**RESOLUTION  
OF THE  
RIDGEWOOD HILLS MASTER ASSOCIATION  
REGARDING EYEBROW PARKING POLICY**

**SUBJECT:** Adoption of a policy regarding parking on the eyebrow drives along Avondale Road ("Policy").

**PURPOSE:** To adopt a policy which prohibits parking on the eyebrow drives along Avondale Road.

**AUTHORITY:** The Master Declaration of Covenants for Ridgewood Hills P.U.D. ("Master Declaration"); the Declaration of Covenants, Conditions and Restrictions for First Filing Ridgewood Hills ("First Filing Declaration"); the Declaration of Covenants, Conditions and Restrictions for Units 1 through 155, inclusive, Ridgewood Hills P.U.D., Second Filing ("Second Filing Declaration"); the Protective Covenants for Ridgewood hills P.U.D., Third Filing ("Third Filing Declaration"); the Articles of Incorporation of Ridgewood Hills Master Association; the Bylaws of Ridgewood Hills Master Association; and Colorado law, including but not limited to C.R.S. §38-33.3-302.

**EFFECTIVE  
DATE:**

August 8<sup>th</sup> 2006

**RESOLUTION:** The Association hereby adopts the following Policy regarding parking on the eyebrows along Avondale Road:

WHEREAS, Article 5 of the Master Declaration requires the Ridgewood Hills Master Association ("Master Association") to maintain the Common Elements, and to manage, operate, care for, maintain and repair all the Master Association property and keep it in safe, attractive, and desirable condition;

WHEREAS, Article 5, Section 5.1 of the First and Second Filing Declarations, and Article 7, Section 7.2 of the Third Filing Declaration, require the Master Association to manage, improve, maintain, repair and replace all of the Common Elements.

WHEREAS, there are eyebrow areas ("Eyebrows") located along Avondale Road throughout all three filings of the Master Community, which Eyebrows are Common Elements under the maintenance, regulation and operation of the Association;

WHEREAS, the Board of Directors feels it is in the best interest of the Master Association to prohibit parking on the Eyebrows, as parking on such areas

makes it difficult for ingress and egress of trash trucks, delivery trucks and other vehicles;

WHEREAS, the Board of Directors feels that prohibiting parking on the Eyebrows will serve to protect the Common Element sprinkler systems and grass from being damaged, as trucks and vehicles are forced to drive on the grass in order to avoid vehicles parked on the Eyebrows;

WHEREAS, the Board of Directors feels that prohibiting parking on the Eyebrows will assist snow plowing on the Eyebrows during the Winter, and will assist emergency vehicles in accessing homes as necessary;

WHEREAS, the Board of Directors feels that prohibiting parking on the Eyebrows will generally protect property values, decrease maintenance and repair costs associated with the same and adjacent greenbelt, and benefit all Owners;

NOW THEREFORE, the Board of Directors hereby resolves the following:

1. **Parking on Eyebrows.** Parking on the Eyebrows located on Avondale Road is prohibited. This includes daytime and nighttime parking unless prior written approval is obtained from the Board. Vehicles may, however, be parked on the Eyebrows as a Temporary Expedience (i.e., no more than 30 minutes) for loading, delivery, or emergency purposes only. This provision does not apply to prohibit Commercial Vehicles which are necessary for the construction or maintenance of any portion of the Community, including the Lots and Common Elements.
2. **Enforcement.** Owners shall be responsible for any violations of this Policy made by their guests, visitors, family members, tenants, and other occupants, in addition to their own violations. A violation of this Parking Policy may result in imposition of a fine against the Owner, after notice and an opportunity for hearing, in addition to any and all remedies available to the Association pursuant to this Policy, the Association's governing documents, and Colorado law.
3. **Definitions.** Unless otherwise defined in this Policy, initially capitalized terms defined in the Master Declaration shall have the same meaning herein.
4. **Supplement to Law.** The provisions of this Policy 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 Community.
5. **Deviations.** The Board may deviate from this Policy if in its sole discretion such deviation is reasonable under the circumstances.
6. **Amendment.** This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Ridgewood Hills Master Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on JUNE 26 2007 and in witness thereof, the undersigned has subscribed his/her name.

**RIDGEWOOD HILLS MASTER  
ASSOCIATION,**  
a Colorado nonprofit corporation

By: Mike G. Farrell  
President