
VILLAGE SQUARE ASSOCIATION, INC.

Rule 2008-1

PARKING POLICY

Following review and input from Village Square Unit Owners (including its parking committee) and representatives of Copper Mountain, Inc. (“Copper”), the Village Square Association, Inc. (“Village Square”) acting through its Executive Board adopts the following as its policy for vehicles parked in its underground garage (part of the General Common Elements, hereinafter “G.C.E.” of Village Square) or using spaces allocated to Village Square in the Copper Mountain “B Lot” (individually by name or collectively “Village Square Parking”).

Parking Tags

All vehicles parked by a Residential Unit Owner in Village Square Parking must display a current and validly issued Village Square specific parking tag. Visitors’ vehicles including Unit Owners on a rental program must also display a current and validly issued Village Square parking tag. Guest parking tags, again including vehicles of Unit Owners on a rental program, may be obtained from the Copper Mountain Reception Desk. Owner vehicles or guest vehicles in rental programs must display the parking tag of the Unit Owner or one issued by the Copper Mountain Reception Desk. Copper Vehicles displaying a Copper logo may park in the four designated Copper spaces in Village Square Parking without a parking tag.

Village Square Parking

The Executive Board recognizes the concerns of Residential Unit Owners that there are an insufficient number of spaces in Village Square Parking to meet all of the needs of Residential Unit Owners. Indeed Residential Unit Owners have reported to the Board and to Copper as the Village Square Manager a shortage of Village Square Parking during peak usage days and times of the year. The Executive Board also recognizes that Residential Units vary dramatically in size (ranging from 0.32% of the General Common Elements to 1.53%). Further, 29 Residential Units are “Deed Restricted” as employee housing Units with many Deed Restricted Units thus occupied by lessees/tenants who are non-Unit Owners.

To accommodate the needs of as many of the Residential Units as possible, and in recognition of the differing requests and requirements of Residential Unit Owners, Village Square adopts the following Parking Policy:

- 1) Deed Restricted Units shall have one Village Square Parking tag at all times. During “Peak Periods” only, Village Square Parking for the Deed Restricted Units shall be in the B-Lot. At all other times the Deed Restricted Units may park either in the underground Village Square Parking or in the B-Lot on a first come or space available basis.

- 2) Non-Deed Restricted Units shall have one Village Square Parking tag at all times of the year as well and which tag will allow parking either in the underground Village Square garage or the B-Lot on a first come or space available basis.
- 3) In consideration of the fact, many of the Non-Deed Restricted Units are larger and are rented on a short term basis to Copper visitors, Non-Deed Restricted Units shall have the right, subject to availability, to a second Village Square Parking tag, which may be issued to a visitor by Copper Mountain (or other management company) Registration or Front Desk.
- 4) All parking and especially the underground parking is not intended for vehicle storage. No Unit Owner, visitor or guest shall leave a vehicle in Village Square Parking for more than 14 consecutive days without the prior written approval of the Executive Board. Vehicles remaining beyond the permitted period are subjected to being ticketed and/or towed.
- 5) “Peak Period”: Friday 3:00 p.m. through Monday 10:00 a.m. of each calendar week of each ski season, December 1st through April 30th, plus the entirety of the period December 23rd through January 6th, plus President’s Day and one calendar week before and one calendar week after said holiday. If during other periods, Copper determines sufficient Village Square Parking will not be available due to Owner’s participation in the Village Square rental program, Copper may so advise the Residential Unit Owners and tenants to only use their parking tags when actually in residence at Village Square during such short periods.
- 6) In the event the Executive Board and Copper reach an agreement effective through 2008 whereby Copper will, among other concessions, reduce its Village Square Parking to 13 designated spaces (nine designated spaces for Copper Conference Center storage and four designated spaces for Copper Vehicle parking), no additional Copper parking will be allowed in Village Square Parking.

In the event the Executive Board is not able to reach agreement with Copper Mountain for 2008 and beyond, Copper Mountain may continue to utilize parking spaces in the Village Square Parking only as specifically provided by the Village Square Governing Documents; therefore, Copper Mountain may continue to utilize no more than their pro-rata entitlement of non-designated parking spaces in the underground parking facility and in Lot B as determined by the Executive Board.

- 7) Residential Unit Owners who observe any violations of this Parking Policy are encouraged to contact Copper at its Registration “Front Desk” as enforcement by Copper is part of its agreement with Village Square.

Related Matters

All Village Square Parking users must observe the height and weight limitations posted over the entrances to the Village Square Parking and such users are responsible for any and all damage they cause.

Village Square parking spaces “designated” “Handicapped Parking” are restricted to those vehicles displaying a handicapped parking license plate or official (governmental entity-issued) hang tag.

All Village Square spaces designated “Short Term Parking” shall be so restricted to the hours posted but not less than between the hours of 8 a.m. and 8 p.m.

Parking in the Village Square driveway, fire lanes and other “no parking” areas is strictly prohibited and due to safety and fire code requirements vehicles so parked are subject to immediate towing.

Non-emergency vehicle maintenance or repair, or washing in either parking facility is prohibited at all times.

Recreational vehicles (RV’s, campers, trailers, etc.) are prohibited in the Village Square parking facilities at all times.

Personal storage in the parking garage and B Lot is prohibited. Bicycles and motorcycles/scooters shall park only in the racks or designated areas.

Enforcement

Visitor or Guest vehicles in violation of this Parking Policy are subject to being towed, booted or the owners thereof being fined without notice. Vehicles owned or driven by Village Square Unit owners or their families or by Copper Mountain shall be subject to a fine in addition to Unit Assessments/Dues: \$100.00 for the first violation in a calendar year and \$200.00 for second and subsequent violations plus towing fees and costs. Guests or Visitors shall have the foregoing added to their rental/check out fees. Unit Owners violating this Parking Policy shall be advised of their rights to be heard before the Executive Board prior to the imposition of a fine in accordance with the Village Square Procedure for Collection of Assessments and Fines.