

DANCING WILLOWS METROPOLITAN DISTRICT

**SECOND AMENDED AND RESTATED
RULES AND REGULATIONS**

**Revised June 11, 2015
Amended March 1, 2022**

INTRODUCTION

These Second Amended and Restated Rules and Regulations ("Rules and Regulations") have been adopted by the Board of Directors ("Board") of Dancing Willows Metropolitan District ("District") in order to set forth standards for the use and operation of certain District facilities. The District shall retain the power to amend these Rules and Regulations as it deems appropriate. Any such amendments shall be by resolution adopted at a regular or special meeting of the Board and periodically incorporated in printed copies of these Rules and Regulations. Prior notice of these amendments shall not be required to be provided by the District exercising its amendment powers.

ARTICLE I. PARKING

1. PARKING REGULATIONS

1.1 All vehicles shall be parked only in designated and authorized parking spaces. See attached parking map.

Refer to Map - Exhibit A.

1.2 No vehicle may be parked in such a manner as to impede or prevent ready access to any entrance or exit of a building, garage, parking space, fire hydrant, utility easements, or communal mailbox facility; nor shall any vehicle be parked on any grass, sidewalk or patio, block garbage trucks from access to any dumpsters or trash receptacles, impede snow removal, be parked in a fire lane, a handicap designated space (without the proper handicap placard or license plate), a designated "no parking" area, or within a "line of sight" triangle at each corner of a street intersection.

1.3 All vehicles parked within Dancing Willows must have current license plates or a valid temporary tag.

1.4 Inoperative or abandoned vehicles may not be parked within Dancing Willows. Vehicles shall be deemed to be abandoned or inoperative if they meet one (1) or more of the following criteria:

1.4.1 The vehicle has not moved from a location for 7 days, except with the written permission of a District Board Member. This information will be communicated to the Management Company and then submitted for distribution to the entire Board for review.

1.4.2 The vehicle has a flat tire or smashed window, or is in an obvious state of disrepair rendering it incapable of being driven, such as missing a tire, having missing or damaged body panels or other parts, or the vehicle is on jacks or blocks, and has remained in such condition for a period of more than 72 hours.

1.5 When parked on asphalt, a motorcycle's kickstand must have a block of wood or similar solid object to support the stand, so as not to damage the surface beneath.

2. VEHICULAR PARKING, STORAGE, AND MAINTENANCE

2.1 No house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling trailer, boat or boat accessories, vehicle larger than three-quarter (3/4) ton, recreational vehicle or equipment, mobile home or similar vehicle may be parked or stored anywhere within Dancing Willows, unless it is parked in a garage, it is being actively loaded or unloaded, or an exception has been approved in writing by the Metro District Board. This restriction applies to vehicles referred to above even if they are licensed by the State of Colorado or any other jurisdiction as a "passenger vehicle".

2.2 It was the intent of the Developer in designing the overall parking plan for Dancing Willows that garages be used in such a manner that vehicles would be parked within garages. Therefore, any use of a garage that requires a resident's vehicle to be parked on the street or in designated parking spaces is expressly prohibited.

The specific applicable HOA Boards (Patio, Townhome, and Condominium) are granted the authority to enforce the provisions of this Section within their boundaries.

2.3 Performing maintenance or repairs on a vehicle is not permitted at any time on the street, in parking spaces, or in the common areas.

3. MISCELLANEOUS REGULATIONS

3.1 If a vehicle is on a street and is so disabled as to constitute an obstruction or hazard to traffic and the driver or person owning or in charge of the vehicle neglects or refuses to move the vehicle to a place where it shall not obstruct or be a hazard to traffic, the vehicle is subject to being towed.

3.2 The following are West Metro Fire District requirements:

Emergency access at the east end of W. Ida Drive at South Taft Street where it intersects Taft Street shall remain accessible and no parking is allowed to block or restrict said access at any time.

3.3 Legal and authorized street and off-street parking within the boundaries of Dancing Willows Metro District is for Dancing Willows residents and their guests only. Uninvited vehicles will be treated as unauthorized and illegally parked, and subject to towing at the vehicle owner's expense. The first offense will be recorded and a warning notice placed on the vehicle. Repeated offense(s) will be subject to towing as noted above.

3.4 Non-vehicles (including gravel and construction materials) may not be placed on a street, right of way, or adjacent parking with out prior approval of a Dancing Willows Metro District representative.

3.5 No construction dumpster may be placed in a street, alley or right of way except upon prior approval of a Dancing Willows Metro District representative.

Upon approval and a deposit of \$100, a dumpster may be placed in a parking space for up to 60 days provided:

- The dumpster is no longer than 12 feet long,
- The dumpster is removed promptly when full,
- No garbage or trash is placed in the dumpster,
- The area around the dumpster is cleaned after removal,
- Dumpster will be removed within 3 days upon demand by the District,
- And other requirements as may be deemed appropriate by the District.

Deposits will be refunded provided that all conditions set forth were complied with and no damage was caused by the presence of the dumpster.

4. AUTHORITY

4.1 Dancing Willows Metropolitan District shall have the sole authority to either enforce these parking regulations or delegate said authority or portion thereof to a representative of the District.

4.2 Vehicles in violation of any of the above parking regulations are subject to being towed at the owner's expense.

Any vehicle previously given notice of a violation is subject to immediate towing at the sole expense of the owner of the vehicle without additional notice.