

# Parking Reminders

We all get busy and forget sometimes about all the rules and regulations of our community, so it becomes necessary for reminders in hopes to avoid violations and fines. Please take a moment to read the following section of our rules and regulations that pertain to parking here at Hiland Hills.

**Everyone who purchased a home or chose to rent here in the Hiland Hills Community is bound by the Governing documents.**

## Section 5.00 Parking and Vehicles

5.01 A covered parking space is reserved for each unit under the carport for your building. Residents are required to use this covered spot as their primary parking spot. All parking must be within the confines of the marked spaces, one vehicle per space. Overflow parking areas and reserved parking are 'general common elements'. All spaces are for the use of Hiland Hills residents and their guests only.

1. Under no circumstances will parking be allowed outside the marked spaces in the community. No parking in front of fire hydrants, in fire lanes or on any landscaped area is allowed. Vehicles in violation of this Rule will be immediately towed at the owners' expense, without warning or notice.

5.03 No vehicle in excess of 6,000 lbs. curb weight shall be allowed to park in the common or limited common elements except for the purpose of loading and unloading.

1. No commercial type vehicles or vehicles not in regular use, such as campers, trailers, boats, recreation vehicles, or unused/unlicensed/licensed expired vehicles shall be stored or parked on the common elements of the community either temporarily or permanently.
2. The Association shall have the right to remove vehicles detailed in Sections 5.04 and 5.06 herein without liability to the Association and shall be charged to the vehicle's owner. A written notice requesting removal may be personally served upon the vehicle if such vehicle is not removed from the community within 72 hours. The Association has the right to remove such vehicle by tow without liability or expense thereof.

5.06 Residents have the right to tow any vehicle parked in their RESERVED space. This includes vehicles parked over the marked lines of a reserved space. Charges for the tow shall be borne by the owner of the vehicle in violation.

5.07 Motorcycles are required to be parked with a block of wood or material of adequate size to place underneath the kickstand so as to prevent holes in the asphalt.

1. Any unused, unlicensed or inoperable vehicle must be attended to in a timely manner. A notice will be placed on the vehicle and must be responded to within 48 hours. If there is no response or if the vehicle has not been removed within 72 hours, the vehicle will be considered abandoned and will be towed at the owners' expense regardless of where it is parked.
2. In compliance with the requirements for providing handicapped parking, three spaces from the public parking areas will be designated as "Handicapped Parking Only." Vehicles displaying the appropriate license plate, decals or hanging tag may be parked for no more than 72 hours at one time. Signage is posted at the three spaces. One of the three spaces has been assigned specifically for use by vans or larger vehicles for wheel chair access only. Vehicles parked in handicapped designated spaces must display the appropriate license plate or decal and comply with the posted time limits. Owners of any vehicle(s) towed at the owner's expense. Owners will also be responsible for any expense of storing and retrieval of such towed vehicle.
3. Vehicle repair is prohibited with the exception of minor maintenance on vehicles owned by the Resident. Vehicles may not be on blocks or jacks except to immediately change a tire. Vehicles requiring minor maintenance may not be left unattended at any time.
4. Discharging or changing vehicle fluids (antifreeze, motor oil, brake fluid, etc.) is prohibited. Vehicles identified as leaking fluids must be repaired within 72 hours of receipt of the warning notice. The owner of the vehicle must give notice of the repair as determined by the Board of Managers. The Association reserves the right to have the vehicle towed at the owner's expense if the repair is not made or if the notice of repair has not been made.
5. The speed limit within the Hiland Hills community is 10 mph. All posted signs must be obeyed.
6. Loud noise emitted from vehicles, such as back firing, engine noise due to deteriorating exhaust pipes, loud stereos, horns, etc. is strictly prohibited.
7. Residents may not exceed a ten-minute warm up period for their vehicles per Denver City Ordinance.
8. No motor vehicle may be driven or parked on sidewalks, with the exception of Association maintenance vehicles.