

Blazing Saddles Center Association

To: Blazing Saddles Owners & Residents

From: Blazing Saddles Home Owner's Association

RE: Reminder - Parking Policy at Blazing Saddles

Date: Dec 1, 2016

Blazing Saddles Owners & Residents,

A quick reminder on our parking policies is included below. Please take a minute to review. THANKS! ☺

Blazing Saddles Parking Policies:

Please note that it is the responsibility of the Blazing Saddles Home Owner to ensure that any long or short term residents or renters, both residential and commercial, are provided authorized parking tags to prevent towing or ticketing of their vehicle.

If you are receiving this notice and do not have an authorized parking tag for your vehicle, please contact the owner of your unit.

Winter Parking Rules:

During winter months, vehicles must be moved every 24 hours to facilitate snow removal.

No overnight commercial parking is allowed during winter months.

All commercial ramps must be removed as to not impede snow removal or plowing efforts.

Bikes should be removed from the parking lot and stored for the winter. Blazing Saddles HOA and contracted service providers will not be responsible for any damages reported to bikes that are not properly stored. Unit owners may also be fined for leaving bikes in areas impeding snow removal efforts. This includes the area along the fence in the back lot. This area needs to be kept clear for snow removal.

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Designated snow storage areas include:

- 1) Residential: The parking spots along the north side (towards River Mountain Lodge) of the back residential lot.
- 2) Commercial: The north side of the front lot, in front of the old loading dock by Lone Star.
- 3) There is also snow storage along Park Avenue, if needed.

Do NOT park in designated snow storage spaces. Any vehicles parked in snow storage areas may be towed, even if they have valid parking passes. Additionally, fines may also be assessed for vehicles parked in snow storage areas as follows:

\$50 First Violation
\$75 Subsequent Violations

Fines will be assessed to unit owners. It will be unit owner responsibility to collect any damages from their tenants, if tenant vehicles are in violation.

Residential Winter Parking:

Residential should first attempt to park in the back parking lot. If no spaces are available, Residential vehicles (with property parking tag) may park in the spaces beside the sign in the front lot, right along Park Avenue (shared, overflow parking). Please be sure to park in the designated spaces along Park Avenue to minimize impact on snow removal efforts.

Snow Clean-Up & Parking Restrictions:

In addition to the requirement that all vehicles are moved every 24 hours, we may also need to restrict parking and/or have residents and employees move vehicles to allow for snow removal and other maintenance tasks.

Blazing Saddles HOA or Maintenance Management will post notice within the building letting you know of specific parking restrictions in affect. Failure to comply with these temporary parking restrictions may subject vehicles to towing or HOA fines. Notice of at least 48 hours will be provided via posted notice in the building for any necessary parking restrictions.

Failure to cooperate with posted notices to move vehicles may result in fines as follows:

\$50 First Violation
\$75 Subsequent Violations

Fines will be assessed to unit owners. It will be unit owner responsibility to collect any damages from their tenants, if tenant vehicles are in violation.

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Non-Negotiable:

Winter Parking Rules are in effect in order to facilitate snow removal. Vehicles that are not moved restrict snow removal efforts, which lead to higher over-all snow removal costs for the association.

Blazing Saddles will not negotiate retribution of any towing fees due to failure to use authorized parking tags in accordance with our parking and winter parking rules & policies.

Blazing Saddles will also not negotiate waiving of fines due to parking violations.

Thanks for your cooperation and think snow!

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Blazing Saddles Parking Policy (Expanded Detail):

- 1) Parking at Blazing Saddles Center will be authorized for customer and permit parking only. Vehicle parking for skiing/events/city will be towed or ticketed at owner's expense. Customer parking will allow 90 minutes parking maximum and customer must be present within one of the commercial locations.
- 2) All residential and commercial (including all employees) vehicles will be required to display authorized parking tag on their vehicle rear view mirror.
- 3) Parking policies allow for ONE parking tag per studio unit and TWO parking tags per one bedroom units.
- 4) Unfortunately, Blazing Saddles does not have any spaces available for GUEST (guest to be defined as temporary visitor to the building – does not include paid short term vacation rentals, who have authorization to stay and park in the facility) parking. Please direct your guests to park in town parking lots to avoid towing.
- 5) All vehicles for long term renters, residents, and employees must register their vehicles with the association (vehicle registration form attached).
- 6) Policy will be in effect on a year-round basis.
- 7) Residents are asked to park in the back parking lot. If the back lot is full, residents may also park in the spaces beside Park Avenue in the front lot (shared, overflow parking). Residents should NOT park in areas other than the overflow parking and should NOT park under the breezeway. This space is reserved for commercial.
- 8) It is the responsibility of the owner to provide their parking tag to any long term rental units and to pass the tag along to any new buyers if they sell the unit. Lost tags will be replaced at a cost to the owner.
- 9) The HOA will track parking numbers issued to each unit for residential and commercial. Replacements for lost tags will cancel the previously registered tag being replaced. A \$200 fine will be assessed to unit owner for anyone claiming to lose a tag in order to get an additional parking tag. A \$200 fine will also be assessed to unit owner for anyone claiming to be a short term vacation renter in order to utilize temporary parking tags without authorization.
- 10) Blazing Saddles HOA will not negotiate retribution of any towing fees due to failure to comply with parking or temporary parking tag policies.

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Blazing Saddles Parking Policy (Expanded detail to notify residents), continued:

- 11) The HOA has authorized the city of Breckenridge to monitor and ticket unauthorized vehicles on our property. The HOA will not negotiate retribution of any parking tickets issued by the city of Breckenridge due to failure to comply with parking or temporary parking tag policies.
- 12) The HOA mgmt company will NOT be responsible for getting parking passes to renters – neither short nor long term. This will be solely the responsibility of the property owner or rental management company.
- 13) Over-sized vehicles (anything that cannot fit into a single parking space without obstructing driving areas or snow removal areas) are not permitted as authorized vehicles. All unauthorized vehicles and trailers may be immediately towed and/or assessed a fine at association discretion. Towing retrieval or fines are at owner's expense.
- 14) Vehicles must be moved every 24 hours during winter months. Failure to move vehicles may result in fines as follows:
 - \$50 First Violation
 - \$75 Subsequent ViolationsFines will be assessed to unit owners. It will be unit owner responsibility to collect any damages from their tenants, if tenant vehicles are in violation.
- 15) Temporary RED parking passes are provided for short term rentals and are NOT to be used for long term residents, guests of long term residents or friends/family.
- 16) Temporary RED paper tags (provided by the Blazing Saddles HOA and/or Rental Management Companies) must have the unit number clearly marked on the tag, with valid start and end dates. The dates cannot exceed 14 days (two weeks) in length. Valid stays for greater than 14 days must have applicable temporary parking passes for the additional dates.
- 17) Total parking passes per unit, including both permanent and any temporary RED parking tags cannot exceed the total allowed parking spaces per unit (one for studio and two for one bedroom units).

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18) Blazing Saddles HOA or Maintenance Management may post notice within the building letting you know of specific parking restrictions in affect. Failure to comply with these temporary parking restrictions will subject vehicles to towing and/or HOA fines.

Notice of at least 48 hours will be provided via posted notice in the building for any necessary parking restrictions. Failure to cooperate with posted notices to move vehicles may result in fines as follows:

\$50 First Violation

\$75 Subsequent Violations

Fines will be assessed to unit owners. It will be unit owner responsibility to collect any damages from their tenants, if tenant vehicles are in violation.

19) Towing, Ticketing or HOA assessed fines due to parking violations will be done at HOA discretion. Advance notice is not required and will not be given.

To Report Vehicles in Violation of Parking Rules or to Request Towing or Ticketing, please contact our Maintenance Company:

Alpine Edge
970-363-9645