

December 13, 2010

Re: Keystone Ranch Board of Managers Meeting

At a Keystone Ranch Board of Managers Meeting held December 13, 2010 at 153 Gentian Road, Keystone, CO, the Keystone Ranch Board unanimously voted to adopt Parking, Vehicle, and Driveway Rules to clarify the use and maintenance of Keystone Ranch driveways. This rule is effective immediately.

Such rule shall be posted to the [www.keystonereresortpm.com](http://www.keystonereresortpm.com) website which shall serve as notice of the rule.

Thank you,

John Pringle  
President, Keystone Ranch Homeowners' Association

**PARKING, VEHICLE AND DRIVEWAY RULES  
OF THE KEYSTONE RANCH HOMEOWNERS ASSOCIATION, INC.**

**RECITALS**

- A. The Declaration of Covenants, Conditions and Restrictions for Keystone Ranch, as amended (the "Declaration"), at Section 4.1.A authorizes the Board of Managers (the "Board") of the Keystone Ranch Homeowners Association, Inc. (the "Association") to adopt and publish rules and regulations governing the use of the General Common Areas and the personal conduct of the members of the Association and their guests thereon, and to establish penalties for the infraction thereof;
- B. The Colorado Common Interest Ownership Act at C.R.S. §38-33.3-302(1)(a) & (k) also authorizes the Association to adopt rules and regulations and to recover costs and impose reasonable fines for violations of the Rules and Regulations;
- C. The Association through its Board of Managers has previously adopted a written policy entitled "Adoption of Rules, Policies, Procedures or Guidelines" that authorizes the Board to adopt rules, policies, procedures or guidelines as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions in the Declaration;
- D. The Declaration and Association's Architectural Standards and Procedures require paved driveways and parking spaces to be depicted on the site plans submitted to the Association.
- E. The Association also is obligated to provide snow removal from the roads throughout Keystone Ranch and has historically not provided snow removal from the driveways of the houses throughout the Association nor does the Association repair or maintain common area driveways.
- F. The Board has determined that the parking of inoperable or abandoned vehicles or the storage of recreational vehicles outside a garage can have detrimental effect on the aesthetics of the neighborhood and may impact market value of all properties within the Association.

NOW, THEREFORE the Board adopts the following Rules:

1. Conformity with Declaration. No automobile, truck, pickup, camper, motorbike or motorcycle, trailbike, trailer, mobile home, tractor, golf cart, snowmobile or any other vehicle of any type, except bicycles (herein collectively called "Vehicles"), or garden and maintenance equipment shall be parked or stored upon the General Common Areas, except as provided in the Declaration or this Rule. The General Common Areas of the Association include the private roads running through the subdivision and the Green Areas, as defined by the Declaration.
  
2. Parking on Shoulders of Roads. Licensed passenger automobiles may be parked on a temporary basis (not exceeding 24 hours in duration) on the shoulder of the Association's private roads, but only as long as such temporary parking does not constitute an obstruction to traffic or an unsafe condition. No parking on any shoulder of any private road within the Association shall be

allowed if such parking causes, or threatens to cause, any damage to the Association's General Common Areas.

3. Parking on Platted Lots. On any platted lot, automobiles and campers on a truck or pickup truck may be parked outside of an enclosed structure only if such vehicle is parked on an exterior parking space provided by an owner for said purpose and such parking space has previously approved by the Architectural Planning and Control Board.

4. Parking on Driveways. Each Owner may park, or allow his or her guests, tenants or invitees to park, upon the paved portion of such Owner's driveway and on any paved portion of the Association's General Common Areas which makes up a part of said driveway or upon any paved portion of an Owner's ingress/egress easement granted for such Owner's platted lot (as such paved areas exist as of the date of the adoption of this Rule).

5. Prohibition of Parking on Unpaved Areas of Lots and General Common Areas. No vehicle may be parked on any part of a platted lot other than the paved driveway, garage or parking spaces depicted on the site plan approved by the Architectural Review Committee. At no time may any vehicle be parked on the unpaved portions of a driveway or Ingress/Egress easement (or any other portion of the General Common Areas), except in compliance with Paragraph 2, above, concerning the parking of vehicles upon the shoulder of the private roadways through the Association.

6. Vehicle Storage. No Vehicle may be stored upon any exterior portion of any platted lot without the written consent of the Board. No Vehicle may be stored upon any portion of the Common Areas, including driveways, ingress/egress easements, Green Areas or the Association's private roads, unless such storage space is leased from the Board of Managers to the owner of the vehicle or the owner or occupant of a platted lot. For the purposes of this paragraph, the term "storage of a Vehicle" shall mean the parking of a Vehicle that is not currently registered or that does not show valid proof of current registration. The storage of a Vehicle in a garage or other interior parking space is allowed.

7. Abandoned, Inoperable and Junk Vehicles. A junk vehicle is a vehicle that either cannot be mechanically operated on public streets or does not comply with State motor vehicle laws and regulations and therefore cannot legally be operated on public streets. Inoperable vehicles refer to any parked vehicles which do not bear a current and valid state license plate and any other vehicle which is incapable of operating legally on public roads under its own propulsion. No abandoned or inoperable vehicle of any kind shall be stored or parked within the Association unless approved in writing by the Board.

8. Maintenance of Vehicles. Minor cleaning and maintenance of vehicles may be performed outside garages if completed within two (2) days and the motor vehicle is not suspended off the ground on blocks or supports of any kind. Each Owner is responsible for proper disposal of waste created by maintenance. Any maintenance that takes, or can reasonably be expected to take, more than two days is expressly prohibited.

9. Commercial Vehicles. Storage of any vehicles held for resale to the general public, including unlicensed recreational vehicles or snowmobiles, is prohibited upon any platted lot or the General

Common Areas. Such storage of vehicles for sale is declared to be a commercial use and a nuisance throughout the Association. Sales of vehicles personally used by an Owner or their tenant are exempt from this rule.

10. Parking of Emergency Vehicles. An occupant of any Site within the Association, as defined by the Declaration, may park a motor vehicle upon a street, driveway, or guest parking area within Keystone Ranch if such vehicle is required to be available at designated periods at the Owner's residence as a condition of the Owner's employment and all of the following criteria are met:

- (a) The vehicle has a gross vehicle weight rating of ten thousand pounds or less;
- (b) The unit owner is a bona fide member of a volunteer fire department or is employed by an emergency service provider, as defined in § 29-11-101(1.6), C.R.S.;
- (c) The vehicle bears an official emblem or other visible designation of the emergency service provider; and
- (d) Parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other unit owners to use streets and driveways within the Association.

11. Authority to Tow Vehicles. Parking of a vehicle in violation of the Declaration or this Rule is prohibited and the Board reserves the right to tow without notice. However, nothing in this Rule shall prohibit the Board of Managers from addressing any violation of this Rule or the Declaration in accordance with its Rule and Covenants Enforcement Policy, or both towing the offending vehicle and proceeding with a covenant violation action under such policy.

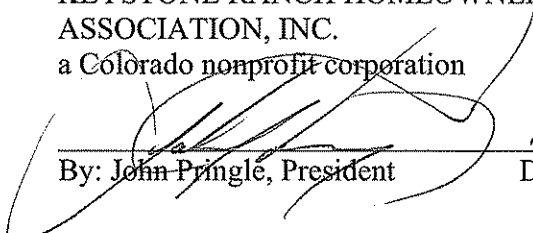
12. Driveway Maintenance and Snow Removal. The Owner of a platted lot shall maintain and provide snow removal for a platted lot's driveway and ingress/egress easement, whether such area is part of a platted lot or crosses the General Common Areas.

13. Amendment. These Parking Rules may be amended at any time by the majority vote of the Board of Directors at a regular or special meeting.

[SIGNATURE PAGE FOLLOWS]

These Parking and Vehicle Rules Of The Keystone Ranch Homeowners Association, Inc. are adopted by the Board Managers of the Keystone Ranch Homeowners Association, Inc., on the 13 day of DEC., 2010.

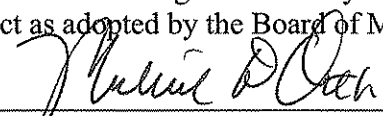
KEYSTONE RANCH HOMEOWNERS  
ASSOCIATION, INC.  
a Colorado nonprofit corporation

  
By: John Pringle, President

12-13-10  
Date

CERTIFICATE

The undersigned Secretary certifies that the foregoing Parking and Vehicle Rules are true and correct as adopted by the Board of Managers.

  
By: Michael Orth  
Title: Secretary

12-13-10  
Date