

**RESOLUTION
OF
PINE CREEK VILLAGE OWNERS ASSOCIATION, INC.
LA BELLEZZA NEIGHBORHOOD**

Adopted January 28, 2014

The following resolution has been adopted by the Board of Directors of Pine Creek Village Owners Association, Inc. (the "Association") pursuant to Colorado law, at a regular meeting of the Board of Directors.

RECITALS

WHEREAS, the Declaration, recorded on November 12, 1998 at Reception No. 098165891 in the Office of the Clerk and Recorder, El Paso County, Colorado.

WHEREAS, the Declaration gives the Board the authority to adopt additional rules and regulations for the Community.

NOW THEREFORE, BE IT RESOLVED THAT the additional rules and regulations for parking for the La Bellezza are as follows:

Preface:

The La Bellezza is a unique community with the common motor court areas and driveways that may not be prevalent in the rest of Pine Creek. The below parking guidelines reflect many but not all of the parking guidelines present in the CCR's and Community Guidelines. The general intention of the guidelines is to keep streets clear for traffic and maintain the overall appearance of the community while not imposing severe restrictions on owners.

Resident Parking:

Residents should park their vehicles in garages overnight. Where garages space is not available, residents should use driveways in the La Bellezza designated parking areas.

Visitor/Guest Parking:

* Long term visitors will need to use the same priority as the residents. The only additional parking is located on Palazzo Grove and is appropriate for the nearby residents. The parking should be head in to allocate for maximum number of cars, without compromising ingress or egress.

* Large groups or parties should always use street and primary or secondary host driveway parking.

* Overnight parking on streets is permitted only if all previous designated spots are filled.

On Street Parking:

- * Vehicles should not be parked across the street from each other, nor in a manner that obstructs large vehicle movement along the street.
- * Vehicles should not be parked directly across from garages where it would inhibit ingress or egress from the garage.
- * Vehicles should not be parked on street during times, which would inhibit snow removal operations.
- * Residents should familiarize themselves with the fire lanes in the La Bellezza. No parking is permitted in fire lanes or in areas that would block access to hydrants.
- * Every effort should be made to eliminate over-night parking on the La Bellezza Streets by utilizing garage space, designated parking spaces and reas as described above.


Notes:

Most of the Pine Creek Parking Guidelines apply. These are spelled out in section 3.3 of the Community Guidelines. Among these guidelines are the following:


- * Parking on un-paved surfaces is prohibited, i.e., native areas or any non-asphalt area.
- * Recreational vehicles should be parked in a garage or off-site. Recreational vehicles may be parked in front of the resident's home for up to 24 hours for loading and unloading.

IN WITNESS WHEREOF, the undersigned certify that this resolution was adopted by the Board of Directors of the Association this 28th day of January, 2013.

PINE CREEK VILLAGE OWNERS
ASSOCIATION, INC.

By:  _____
President

ATTEST:

By:  1/28/14 _____
Secretary