

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
ADOPTING THE
PARKING RULES AND REGULATIONS**

WHEREAS, St. Vrain Lakes Metropolitan District No. 1 (the "**District**") is a special district duly organized pursuant to Title 32 of the Colorado Revised Statutes; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "**Board**") shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(l)(m), C.R.S., the District has the power and authority to adopt, amend and enforce rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the District; and

WHEREAS, the Board desires to adopt this Resolution to create a uniform parking policy to address the parking of vehicles on District property (the "**Parking Rules and Regulations**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Adoption of the Parking Rules and Regulations. The District hereby adopts the Parking Rules and Regulations set forth in **Exhibit A**, attached hereto and incorporated herein.
2. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution or the Parking Rules and Regulations is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. Effective Date. This Resolution and the Parking Rules and Regulations shall take effect as of the date of this Resolution (the "**Effective Date**") until amended, superseded or rescinded.

ADOPTED this 11th day of August, 2026.

DISTRICT:

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NO. 1**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: 

Officer of the District

Attest:

By: Anastasia Urban
Anastasia Urban (Aug 25, 2026 10:17:12 MDT)

EXHIBIT A

PARKING RULES AND REGULATIONS OF ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

I. AUTHORITY TO ENFORCE:

Pursuant to § 32-1-1001(l)(m), C.R.S., the District has the power and authority to adopt, amend and enforce rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the District. The District is empowered, by and through the Board, to enforce these Regulations.

Persons authorized to enforce these Regulations include: (1) any member of the Board; and (2) the management company or amenities manager or their authorized agents (each an "**Authorized Person**"). The District shall not be responsible for nor engage in enforcement of these Parking Rules and Regulations on any property not owned by the District.

II. DEFINITIONS:

- A. Board: Means the Board of Directors for the St. Vrain Lakes Metropolitan District No. 1.
- B. Camper Trailer: Means any wheeled vehicle, without motive power, which contains living or sleeping quarters and which may occasionally be drawn over the public highways by a Motor Vehicle and may be licensed as a vehicle.
- C. Commercial Vehicles: Means commercial vehicles as such term is defined by § 42-4-235, C.R.S, as well as vehicles with visible commercial writing on their exteriors and vehicles primarily used or designed for commercial purposes.
- D. Disability Parking Space: Means any parking area designated as reserved for persons with disabilities in accordance with § 42-3-204, C.R.S.
- E. District: Means the St. Vrain Lakes Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.
- F. District Designated Parking Areas: Means all parking areas within the District which are owned by the District. This shall also be meant to include the common parking areas attached to the recreation and community centers and any other area the Board determines is the responsibility of the District. This shall not include any streets or parking areas not owned by the District. The District Designated Parking Areas include, but are not limited to, the parking areas:

The Cove at Barefoot Lakes, 12636 Lake Terrace St, Longmont, CO 80504

The Fitness Center at Barefoot Village, [TBD]

Tracts A, B, F and K, Barefoot Lakes Filing No. 7A, Town of Firestone, Weld County, Colorado, Reception No. 5016965

- G. District Non-Designated Parking Areas: Means all areas within the District that are owned by the District but are not identified as District Designated Parking Areas. This shall include, but not be limited to, sidewalks, landscaping, and unimproved areas or other public rights of ways or common areas owned by the District.
- H. Fire Lane: Means any area designated and properly marked as a fire lane.
- I. General Violation: Means a General Violation as defined in Article III.
- J. Impound Violation: Means an Impound Violation as defined in Article VI.
- K. Inoperable Vehicle: Means any Vehicle which does not have an operable propulsion system installed therein, is missing parts or equipment necessary to operate the Vehicle, or is not currently registered and licensed.
- L. Motor Vehicle: Means all forms of any self-propelled vehicle designed primarily for travel on the public highways, including but not limited to (a) passenger automobiles of all types; (b) Commercial Vehicles; and (c) motorcycles.
- M. Motor Home: Means any self-propelled vehicle with living or sleeping quarters contained therein, which is in excess of 22 feet in length or, if the vehicle itself is less than 22 feet in length, is connected to any boat, Trailer, or Camper Trailer which, in combination, exceeds 22 feet in length.
- N. Off-Highway Vehicles: Means any off-highway vehicle, as defined in § 42-6-102(11.5), C.R.S., including but not limited to toy vehicles, golf carts, and all-terrain vehicles.
- O. Towing Service: Means a company contracted by the District to remove a Vehicle that is parked illegally or in a manner inconsistent with this Resolution.
- P. Non-Vehicle Violation: Means a Non-Vehicle Violation as defined in Article V.
- Q. Trailer: Means any wheeled vehicle, without motive power, which is designed to be drawn by a Motor Vehicle and to carry its cargo load wholly upon its own structure and which is generally and commonly used to carry and transport property over the public highways.
- R. Vehicle: Means any Camper Trailer, Commercial Vehicle, Inoperable Vehicle, Motor Vehicle, Motor Home, Off-highway Vehicle and/or Trailer.
- S. Violation: Means a General Violation, Impound Violation, or Non-Vehicle Violation.

III. GENERAL VIOLATIONS:

A. General Violations:

1. District Designated Parking Area Violations: It shall be considered a General Violation of these Rules and Regulations for any person or entity to:
 - i. Park an Inoperable Vehicle or Off-Highway Vehicle on District Designated Parking Areas.
 - ii. Park any Vehicle on any property within the District that is designated no parking.
 - iii. Park any Vehicle on any District Designated Parking Areas for a period exceeding Twenty-Four (24) hours, unless prior permission is obtained in writing from an Authorized Person.
 - iv. Use any District Designated Parking Area for storage or temporary placement of construction materials.

B. Penalty for General Violations: Violations of Article III, Section A, above shall be handled by an Authorized Person, who is hereby authorized to take the following actions in their sole discretion:

1. Demand for Compliance Notice. A demand for compliance notice shall be conspicuously posted on any Vehicle for a minimum period of Twenty-Four (24) hours. The Demand for Compliance Notice shall contain:
 - i. A statement that the Vehicle will be towed without consent if the Vehicle remains parked inappropriately; and
 - ii. A description of the inappropriate parking that has caused the notice to be given; and
 - iii. The time the Vehicle will be towed if it is not moved to appropriate parking or the inappropriate parking has been corrected; and
 - iv. A statement that continuing to park inappropriately in the same manner may lead to the Vehicle being towed without notice.
2. Towing. After the notice has been posted and the Twenty-Four (24) hour time period has expired, should the Violation fail to be remedied, an Authorized Person may cause such Vehicle to be impounded by the Towing Service. All costs associated with the removal and storage of the Vehicle by the Towing Service shall be the responsibility of the owner of the Vehicle.

3. Contact. An Authorized Person may, but is not required to, make an attempt to ascertain the ownership of said Vehicle found in Violation of Article III, Section A, and provide information to the owner regarding the Violation.

IV. IMPOUND VIOLATIONS:

- A. Impound Violations: It shall be considered an Impound Violation of these Rules and Regulations for any person or entity to:
 1. Park or leave any Vehicle in any posted Fire Lane or designated emergency egress route.
 2. Park or leave any Vehicle in any Disability Parking Space without displaying a valid Identifying Placard, as defined in § 42-3-204 (1)(f), C.R.S., or Identifying Plate, as defined in § 42-3-204 (1)(g), C.R.S.
 3. Park on District Designated Parking Areas any Vehicle that presents a health or safety hazard, including but not limited to: broken glass, jagged metal, leaking combustible material, being left unattended on a jack (to include jack stands or any variation thereof).
 4. Park any Vehicle in any District Non-Designated Parking Area for any period of time.
- B. Penalty for Impound Violations: In the interest of public safety, an Impound Violation under Article IV, Section A, may result in an Authorized Person enforcing the immediate impounding of the Vehicle by the Towing Service without notice to the owner or operator of the Vehicle.
- C. Contact: An Authorized Person may, but is not required to, make an attempt to ascertain the ownership of said Vehicle and provide information to the owner regarding the Violation.

V. NON-VEHICLE VIOLATIONS:

- A. Non-Vehicle Violation: Absent the prior permission of the District, it shall be considered a Non-Vehicle Violation of these Rules and Regulations for any person or entity to:
 1. Obstruct any District Designated Parking Area, sidewalk, landscaping, unimproved areas or other public rights of way or common areas owned by the District with material of any kind.
 2. Park or abandon construction equipment of any kind on District Designated Parking Areas or District Non-Designated Parking Areas.

- B. Penalty for Non-Vehicle Violations: An Authorized Person shall make a reasonable attempt to ascertain the ownership of said material or construction equipment found in Violation of this Article V. In the event the Authorized Person is unable to determine ownership, or the property owner is unwilling or unable to move said material or equipment, the Authorized Person is authorized to take whatever action is necessary to correct the violation, including, but not limited to, the disposal of said material and towing or removal of said construction equipment.

VI. RECORD KEEPING:

On behalf of the District, any Authorized Person may maintain a database of all Violations and Vehicle descriptions, plate numbers, VIN numbers and disposition. These records will be retained indefinitely by and for the sole use of the District .