

RULES AND REGULATIONS FOR EAGLE RANCH
DRAFT 2/23/23

Pursuant to the authority delegated to it under Section 3.5 and other provisions of the Declarations of Eagle Ranch (“Declarations”) and the Colorado Common Interest Ownership Act, the Executive Board of the Eagle Ranch Association (“Board”) hereby adopts the following Rules and Regulations. These Rules and Regulations replace and supersede the Regulations dated September 18, 2011.

VEHICLE PARKING AND STORAGE -- RESIDENTIAL UNITS

Section 8.8.2 of the Declaration states, “Mobile homes, travel trailers, trucks (except pickup trucks) snowmobiles, golf carts, boats, boat trailers, tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use.” This limitation is interpreted and applied as follows:

- Pickup trucks with shells that do not extend higher than the cab of the truck may be parked outside. Pickup trucks with camper shells must be kept in an enclosed structure.
- One Class B camper van may be parked outside, provided that such van does not exceed 120 inches in height, 290 inches in length, and 85 inches in width (mirrors excluded from the calculation) AND provided that the van is not used for sleeping/residential use. A Class B camper van does not include a van with a bed over the cab.
- All other motor homes/campers designed for residential use must be kept in an enclosed structure. These vehicles shall be considered in “actual use” for a period of up to two days before and after their use for travel in order to allow the owner to equip the vehicle for a trip.
- One commercial vehicle may be parked on a Residential Unit provided that
 - The vehicle is used regularly by the occupant of the Residential Unit to conduct his/her/their business activity
 - The vehicle is used off-site a minimum of 40 hours per week
 - The dimensions of the vehicle do not exceed 120 inches in height, 290 inches in length, and 85 inches in width (mirrors excluded from the calculation)

Any vehicle used in conducting business and/or with signage on the side or back shall be considered a commercial vehicle.