

# WINDJAMMER HOMEOWNERS ASSOCIATION VEHICLE PARKING AND STORAGE POLICY AND PROCEDURES

21 June 2021

**Authority:** CRS 38-33.3-106.5, Prohibitions Contrary to Public Policy  
Municipal Code, Chapter 7, Article 4, Part 2, Off Street Parking Standards  
Municipal Code, Article 9.6.504, Parking and Storage Standards for  
unlicensed, inoperable, and recreational vehicles  
Municipal Code Section 10.25.101.U Parking of RVs  
Declaration, Article III Section 314, Trailers, Campers, etc.  
Declaration, Article III, Section 315, Junk Cars  
Bylaws, Article III, Section 3.7, Methods of Adopting Rules and Regulations  
Windjammer Homeowners Association Enforcement Policy and Procedures

**Purpose:** This Policy defines acceptable vehicle parking and storage practices for all residents of the Subdivision ("**Tenants**") and their visitors. This includes allowable vehicle types, numbers of vehicles, and placement of parked vehicles. This Policy also covers the temporary parking of commercial storage containers (such as PODS, roll-offs, and Bagsters) on a Tenant's lot. Violations of this Policy will result in a notice of violation being issued to the Owner (defined as resident and non-resident owners of any property subject to the Association's Covenants and Policies) and may result in fines as proscribed by the Windjammer Homeowners Association Enforcement Policy. Additionally, violations may also be referred to law enforcement.

**Policy:**

- a. **General** Except as provided for in this Policy, boats, trailers, campers (attached or unattached to its supporting vehicle), tractors, commercial vehicles, mobile homes, motor homes, motorcycles, towed trailer units, and heavy-duty trucks are prohibited from parking overnight on any street or within any lot, unless the vehicle is parked in a completely enclosed structure or fully screened in a manner approved by the Approving Authority. Vehicles stored/screened in this manner must not be visible at ground level from any neighboring property or street.

Requests for exemptions to the parking and storage provisions of this policy may be referred to the Approving Authority as outlined in the Procedures section below.

- b. **Number of Vehicles Per Unit** There is no limit to the number of vehicles parked by Tenants and their guests at a given unit, provided that all vehicles are parked in accordance with the rules established by this Policy.
- c. **Parking Locations** Primary parking is within the garage and driveways. If there is a need to park on the street, do not park in a manner that interferes with neighbors' access to their driveways. Municipal code prohibits parking within five (5) feet of a driveway.
- d. **Work Vehicles** Cars and light- or medium-duty vehicles with a gross weight of up to 10,000 pounds (5 tons) that are used for commercial purposes may be parked in owner's driveways or garage. They are not to be parked on the street.
- e. **Junk Motor Vehicles** No stripped down, partially wrecked, or junk motor vehicle or part thereof shall be permitted to be parked on any street or on any lot in such a manner as to be visible at ground level from any neighboring property or street. "Junk motor vehicles" are defined as vehicles without visible evidence of current registration for purposes of this Policy.
- f. **Approved Parking Surfaces** Municipal code specifies that approved parking surfaces are concrete, asphalt, brick, pavers, and crushed rock. Approved total parking surface cannot exceed 40% of the total area of the front yard. Grass and mulched areas are not approved parking surfaces. Parking on rock (other than crushed) is not allowed by the Association and using such surfaces may cause Tenants to exceed the percentage allowed by municipal code.
- g. **Emergency Vehicles** Parking emergency vehicles are permitted in a Tenant's driveway subject to the provisions of paragraph (d) above. Additionally, parking an emergency vehicle on the street is permissible if it is required to be available at the Tenant's residence during certain periods of time as a condition of employment and meets all the following criteria:
  - 1. Gross vehicle weight rating of up to 10,000 pounds (5 tons);
  - 2. Tenant is a bona fide member of a volunteer emergency response team or is employed by an emergency service provider who must respond to emergency calls;



3. Vehicle bears an official emblem or other visible designation of the emergency service provider; and
  4. Parking of the vehicle can be accomplished without interfering with the reasonable needs of other Tenants to use streets and driveways within the Subdivision.
- h. Temporary Storage Permissions** Temporary storage of a camper, trailer, boat, or towed trailer that does not meet the full screening/enclosure requirement of this Policy (see paragraph (a) of this section) may be authorized by the Approving Authority for the purpose of loading, unloading, or preparing for storage. Temporary permission lasts up to a maximum of 72 hours during any two-week period.
- i. RVs and Trailers** Municipal code prohibits overnight parking of Recreational Vehicles (RVs) and trailers on residential streets. RVs and trailers parked on a lot with Approving Authority approval must be located so that the RV or trailer is at least 10 feet away from the inside edge of the sidewalk.
- j. Commercial Storage Containers** Commercial storage containers (PODS, roll-offs, Bagsters, etc.) used only for the purpose of moving into or out of a home are authorized to be placed within a lot for a period of up to three (3) days without approval. Otherwise, commercial storage containers may not be located within a lot without approval from the Approving Authority. In all cases, municipal code prohibits locating commercial storage containers on public streets without a revocable permit.
- k. Visitors** Visitors must meet all the requirements of this Policy when visiting Tenants.
- l. Violations** Adherence to the parking and storage rules outlined in this Policy is ultimately the responsibility of the Owner. Violations of this Policy may result in a notice of violation being issued to the Owner as outlined in the Windjammer Homeowners Association Enforcement Policy. Additionally, parking and storage violations that contravene municipal code may be referred to law enforcement.

**Procedures:**

Tenants may request exemptions to the Policy from the Approving Authority, either by letter sent to the Association mailing address or by email at

[aa@windjammercommunity.org](mailto:aa@windjammercommunity.org). Authorizations from the Approving Authority will take municipal code into consideration when reviewing these requests.

1. For requests for approval of a screening structure (see paragraph (a) above), include a description of the material, dimensions, and location of the proposed screening structure.
2. For requests for approval to park emergency vehicles at or near residences (see paragraph (g) above), include a description of the vehicle, identification of the emergency service provider, description of the designated periods for which parking is required, and the proposed location for parking.
3. For requests for approval for temporary or extended parking/placement of campers, trailers, boats, RVs, and similar vehicles (see paragraphs (h) and (i) above), identify the specific dates for which storage is required, a description of the vehicle/trailer/container to be stored, and a reason the temporary or extended storage is required.
4. For requests for approval of temporary placement of a commercial storage containers (excepting the first three (3) days for those containers used exclusively for moving into or out of a home, as outlined in paragraph (j) above), include the specific dates for which the containers are required and the proposed location of the container.

Windjammer Homeowners Association  
A Colorado Non-profit Corporation

By: \_\_\_\_\_

Daniel Bailey, President