

Governing Documents Review

Vehicles

a) Covenant References

- Article II: Abandoned Vehicles – Section 1 – recreational vehicles, campers

1. ABANDONED VEHICLE: Any non-operational motorized vehicle including, but not limited to, cars, trucks, recreational vehicles, motor homes, campers, snowmobiles, which remain in a non-operational status for a period of 60 consecutive calendar days. This shall not include operational vehicles parked in the area designated for winter parking by the Association, stored within an approved enclosure, or kept on sites upon which a residence has been constructed.

Comment [BS1]: See references to abandoned vehicles in Regulations. 60-days is referenced or used nowhere within the Regulations.

- Article IV: Use of Sites – Section 31 – Construction Vehicles

31. Construction Vehicles. A site owner shall not permit any construction vehicle including but not limited to front end loaders, dump trucks, backhoes, compressors, bulldozers, construction trailers, and related equipment to be parked on his site except during active on-site construction.

- Article V: Ownership & Use of Common Areas – Section 8 – Traffic

8. Traffic. The Board of Directors shall set speed limits for subdivision roads within Arrowhead in Gunnison Country Subdivision. All motorized vehicles shall be operated in a reasonable manner for existing road conditions and pedestrian traffic. When snowmobiles are in use, the same shall be utilized in a safe manner at speeds reasonable and prudent for trail, visibility, and weather conditions and in conformance with applicable laws and regulations in effect for the State of Colorado. Vehicle parking on subdivision roads is prohibited except with permission of security personnel.

- Article V: Ownership & Use of Common Areas – Section 10 – Construction Vehicles

10. Construction Vehicles. Construction vehicles including but not limited to front-end loaders, dump trucks, backhoes, compressors, bulldozers, construction trailers, related equipment, etc., shall not be parked or stored on roads or common areas except while work is in progress and only in a manner approved by security personnel. This shall not preclude parking of Association, Developer or Water Company owned equipment in an area approved by the Association.

b) By-Law References

- No References to Vehicles in this document

c) Regulation References

- Section I - Article 2 – Design Regulations - Use of sites – Item 12 – Camping and RV Use (contains reference to abandoned vehicles)

Any ~~vehicle or equipment~~ camping or RV vehicles left within Arrowhead after ~~said the~~ date established by the board shall be considered abandoned. The reason for removal of such ~~vehicles and equipment~~ camping or RV vehicles by the designated date is to prevent such ~~vehicle and equipment~~ camping or RV vehicles from becoming entrapped by winter snowfall or road closure. Any such vehicles or equipment remaining within the boundaries of Arrowhead after the designated date may be towed away or removed and stored at the owner’s expense. The Board of Directors ~~will may~~ designate an appropriate towing and impound authority for this purpose. The Board of Directors, employees, or agents of the Association will not be held liable for any damages incurred in the removal or storage of such vehicles or equipment. ~~Not removing camping vehicles, including RVs, by the board designated date may be is subject to a \$150.00 fine pursuant to the fine schedule.~~

Comment [BS2]: Moved from fine section.

- Section II - Article 1 – General Regulations – Item 9 – Construction Vehicles

A property owner shall not permit any construction vehicle including but not limited to front end loaders, bulldozers, dump trucks, back-hoes, compressors, trailers, and related equipment to be parked on ~~his/her~~ the property owner’s site except during active on-site construction. Construction equipment is not permitted to be parked or stored on filing roads or in common areas except while work is in progress and only in a manner approved by Arrowhead Patrol personnel. This shall not preclude parking of Association or utility company equipment in an area approved by the Association.

~~Construction vehicles parked on a property owner’s site, without active construction, are may be subject to \$150 fine pursuant to the fine schedule.~~

Comment [BS3]: Moved from fine section and reworded.

- Section II - Article 1 – General Regulations – Item 13 – Abandoned or Inoperative Vehicles

No abandoned vehicle shall be permitted on any owner site, filing roads, winter parking lot or the common areas. An unregistered or inoperative vehicle will be considered abandoned after 60-days. This will include excessive vehicles on a lot that are not used by the lot owner. Vehicles abandoned on owner sites, common areas, filing roads, or the winter parking lot are may be subject to \$150.00 fine pursuant to the enforcement section of Article XX.

Comment [BS4]: Clarify

Comment [BS5]: Moved from fine schedule.

- Section II – Article 1 – General Regulations – Item 14 – Underage Drivers

No person under the age of ten (10) years may operate an off-highway vehicle within the boundaries of the Arrowhead in Gunnison Country Subdivision. ~~No person ten (10) years of age or older may operate an off highway vehicle within the boundaries of the Arrowhead in Gunnison Country Subdivision,~~ unless:

Comment [BS6]: Removed redundant sentence.

~~(1) — The person has in his possession a valid driver’s license issued by the State of Colorado or another state;~~
~~or~~

Comment [BS7]: See above – Clarify, no one under 10 would have a drivers license.

~~(2) The person is accompanied by, and under the immediate supervision, of a person who has in his possession~~ a valid driver’s license issued by the State of Colorado or another state. The phrase “under immediate supervision” shall mean that, at a minimum, the unlicensed operator is within direct visual contact of the licensed supervisor and, preferably, the underage person is driving with the licensed supervisor sitting directly behind the driver.

Comment [BS8]: While they may be a licensed driver the license isn’t always in the drivers possession while 4-wheeling.

Comment [BS9]: No change, clarify and suggested supervision.

Operation of off-highway vehicles by persons under the age of ten (10), or failure to provide immediate supervision of underage drivers of off-highway vehicles, ~~is~~ may be subject to a \$150.00 fine pursuant to the fine schedule.

Comment [BS10]: Moved from fine section to include dollar amount.

- Section II – Article 2 – General Regulations – Item 15 – Vehicle Registration

All vehicles including but not limited to cars, trucks, All Terrain Vehicles (ATVs), Utility Task Vehicles (UTVs), snowmobiles, and trailers ~~are to~~ shall be registered and display the numbered yellow Arrowhead stickers. Registration forms and stickers are available from Arrowhead Patrol personnel ~~or with instructions~~ on the Arrowhead website.

Comment [BS11]: Clarify

Stickers are available from Arrowhead Patrol personnel. Visitors and contractors are required to have temporary vehicle passes obtained by the homeowner from Arrowhead Patrol. Failure to register vehicles, snowmobiles, ATVs, UTVs, or trailers, or obtain and display temporary visitor vehicle passes, with Patrol ~~is~~ may be subject to \$150.00 fine pursuant to the fine schedule.

Comment [BS12]: Clarified to include failure to obtain visitor's passes.

Comment [BS13]: Moved from fine schedule.

- Section II – General Regulations – Article 2 – Common Areas – Item 2. – Traffic Control

2. TRAFFIC CONTROL

(1) The Board established a speed limit for the roads in Arrowhead of twenty (20) miles per hour. All motorized vehicles shall be operated in a manner deemed reasonable and prudent for existing road conditions and pedestrian traffic. Snowmobiles shall be utilized in a safe manner at posted speed limits and in conformance with the applicable Federal and State laws and regulations. Speeding in excess of the posted speed limit may be ~~is~~ subject to \$150.00 fine pursuant to the fine schedule.

Comment [BS14]: Moved from fine schedule

(2) Vehicle parking on Arrowhead filing roads is prohibited except with the permission of Arrowhead Patrol personnel. Unpermitted ~~authorized~~ parking on the filing roads may be subject to a \$150.00 fine pursuant to the fine schedule.

Comment [BS15]: Added fine reference

(3) The Board will annually establish a date to close Arrowhead roads to all motorized vehicle traffic except snowmobiles and all-terrain vehicles (ATVs and UTVs) with snow tracks that leave a light footprint.

a. The maximum weight of the tracked vehicle and load capacity will not be more than 2,500 pounds. The maximum overall width, including tracks, will not be more than seventy-two eighty (80) (~~72~~) inches. Prior approval from Arrowhead Patrol is required before utilizing the above snow tracked vehicle at Arrowhead. Tracked vehicles that weigh more than 2,500 pounds must only be transported on a trailer throughout the subdivision.

Comment [BS16]: Consider change to match width of Patrol winter track truck?

Comment [P17]: BOD Jim will research both the width and possible change to encompass a description of 'loading' = PSI. Additional discussion held during Board meetings on 6/15/18 and 6/16/18. 2500 lbs limits vehicle size while 80 inches allows for track vehicles. PSI not considered due to PSI of full size vehicles may preclude.

b. After the established closing date, it will not be permissible to operate cars, trucks, or any other motorized vehicles, except snowmobiles and the approved tracked ATVs, UTVs vehicles, on the roads. Operating street vehicles after the closing date may be subject to \$150.00 fine pursuant to the fine schedule.

Comment [BS18]: Added fine reference.

c. All motorized vehicle, s snowmobiles and tracked ATVs, UTVs vehicles must stay on the designated marked trails within the filings and filing roads. This does not preclude Association vehicles or utility maintenance vehicles, approved by the Association, from entering on the roads to make emergency repairs on water or utility systems. Any motorized vehicle or track vehicles ~~being~~ operated off the filing roads, designated trails, or approved parking areas may be fined from \$150 to \$500 according to the amount of damage caused by the violation pursuant to the fine schedule.

Comment [BS19]: Clarify

Comment [BS20]: Moved from fine schedule.

d. Pedestrian traffic has the right of way over vehicular traffic at all times Vehicle traffic must yield and slow to pedestrian and bicycle traffic at all times.

Comment [BS21]: Reworded

(4) Operators of ATVs, UTVs, motorcycles and track vehicles are subject to the same traffic regulations and rules for safe operation as those required for larger vehicles. All motorized vehicles such as cars, trucks, vans, ATVs, UTVs, motorcycles, dirt bikes, and like type vehicles shall not be operated off the filing roads or approved parking areas.

Comment [BS22]: Redundancy – See 3 C. above.

(5) Appropriate traffic control signs will be posted at the direction of the Board for the safety of all property owners and their guests. Failure to obey signs is may be subject to a \$150.00 fine pursuant to the fine schedule.

Comment [BS23]: Added fine reference.

- Section III – Article 2 – Enforcement Policies & Procedures – Appendix B – Winter Parking Rules

Comment [BS24]: Moved to Winter Parking Rules to include fee amount.

Appendix B: WINTER PARKING RULES (VEHICLES)

Comment [BS25]: Clarify

1. Property Owners must have a yellow numbered sticker on their motor vehicles, trailers, snowmobiles, ATV's and UTV's in order to use the winter parking lot. There is a sign in the parking lot, "Vehicles without an AIA numbered sticker will may be towed at the owner's expense". Arrowhead Patrol personnel will patrol the lot for rule infractions and take appropriate action. Do not leave a vehicle in the main parking lot for an extended period of time that cannot be moved if the lot needs plowed. Leave a spare key(s) with Arrowhead Patrol for vehicles remaining in parking lot for any extended period. Each owner is allowed two (2) non-paid spaces in the parking lot. Failure to register vehicles, snowmobiles, ATVs, UTVs, or trailers with the Association is may be subject to \$150.00 fine pursuant to the fine schedule

Comment [P26]: BOD – Patty to check sign language and we will edit accordingly.

Comment [BS27]: Sent follow-up note to Patty 8-22-17.

Comment [BS28]: Moved from fine schedule.

2. Paid spaces are available for open/enclosed trailers. Enclosed trailers will park in the designated far west side. Snow removal will not be provided to this area; thus, these trailers will not be required to move when the lot is plowed. Open trailers will park on the northwest corner of the main parking lot. Spaces are available for a fee of \$50.00 per space. Contact Arrowhead Patrol personnel to secure a long-term trailer space.

3. Snowmobiles will be parked on the elevated West side area of the parking lot. Short-term parking of snowmobiles and UTV's will be allowed for a maximum of three (3) nights in the main area of the parking lot. Chaining multiple snowmobiles together in the vehicle parking area is not allowed.

4. Guest parking will be provided on a limited basis. Two (2) guest passes will be provided to each lot owner and are available from Arrowhead Patrol personnel. Guest passes are to be placed on the dashboard of the guest vehicles. Property owners are responsible for their guests and should inform their guests that a telephone is available in the warming hut for local calls only.

5. Weekend vehicles with trailers are to park in the designated area, which is the first row south of the diesel parking. The vehicle and trailer both must have an Association numbered sticker or guest pass. No parking will be allowed on the East side of the parking lot. The snowplow must have clear access through this area to dispose of snow during routine grooming and to provide emergency egress.

6. Vehicles, snowmobiles and trailers may be parked in the parking lot no earlier than October 15th and must be removed from the parking lot no later than May 31st each year (per our County Use Permit). Vehicles, trailers, snowmobiles, ATV's & UTV's left in the parking lot after May 31st will be impounded and charged a \$100 fee fine unless other arrangements have been made. Vehicles remaining past 90 days in the impound area will be removed at the owner's expense. Failure to remove vehicles, trailers, snowmobiles, and sleds from the winter parking lot by designated date are may be subject to a \$150 fine pursuant to the enforcement section...fine schedule.

Comment [BS29]: Moved from fine section.

7. Vehicles with diesel engines have priority for diesel parking spaces. ~~There are now 30 diesel parking spaces.~~ Assignment of a parking space to a diesel vehicle must be reserved and paid for by October 1st. After Oct. 1st, if space is available, assignments will be made on a first come basis. The fee is \$265 for the season, \$50 per week or \$10.00 for the weekend (if space is still available). ~~Pro-rated fees are available for partial season use.~~ See Arrowhead Patrol personnel to reserve a space and pay the fee.

~~8. When leaving the lot on snowmobile, please stay on marked trails and observe traffic regulations.~~

Comment [P30]: BOD - already in traffic section.