

## 2018 TEMPORARY CAMPING AND RECREATIONAL VEHICLE (“RV”) USE REGULATION

Arrowhead Improvements Association, Inc. (the “Association”) by and through its Board of Directors, having fully complied with its Procedures For The Adoption And Amendment Of Policies, Procedures, Rules And Regulations as set forth in Appendix I of the Association’s Regulations hereby adopts the following regulation regarding RV use for the 2018 camping season.

WHEREAS, the Board of Directors determined: (a) that the adoption is permitted by the Association’s current governing documents and Colorado law; (b) camping and RV usage is a matter of great importance to the community and this should be adopted to ameliorate existing concerns; (c) the temporary nature of the policy will facilitate implementation of sound long term policy changes and facilitate more full discussion on the merits throughout 2018; and (d) the adoption of this regulation does not conflict with any other governing documents or other law.

NOW THEREFORE, the Board of Directors resolves as follows:

1. Paragraph 2 of Article 2 of Section 1 of the Association’s Regulations shall be superseded and replaced for the year 2018 only with the following new paragraph 2:
  2. **CAMPING AND RECREATIONAL VEHICLE (RV) USE**
    - (1) *Camping Permitted.* Camping in tents or other similar temporary camping structures or in RVs shall be permitted during, but only during, the Camping Season in accordance with the provisions stated below.
    - (2) *Camping Season.* The “Camping Season” shall begin each spring after the roads have been plowed and the road conditions within Arrowhead allow vehicular access to an Owner’s Site. The Camping Season shall terminate at the End of Camping Season as specified by the Board of Directors in accordance with the End of Camping Season provisions below.
    - (3) *RV Definition.* The term “RV” includes all camper trucks, recreational vehicles, motor vehicles designed or intended for overnight occupancy or actually occupied overnight, camper trailers, pop-up trailers or other vehicles in the same class.
    - (4) *Length of Stay.*
      - (a) RV Sites. For those Sites without a Single Family Residence, one RV may be on a Site for the duration of the Camping Season. A second occupied or unoccupied RV shall not be on such a Site for more than a maximum of 14 days per calendar month during the Camping Season.
      - (b) Single Family Residence Sites. For those Sites with a Single Family Residence, an unoccupied RV may be parked on the site for the entire camping season. Any RV located on such a Site that is occupied shall not be occupied for more than 14 days per calendar month during the Camping Season.
      - (c) Explanation Of Fourteen Day Limitation. With respect to the 14 day

limitations set forth above, days may be used intermittently or consecutively but may not exceed 28 consecutive days over two calendar months. For example: an Owner may use the last 14 days of June and the first 14 days of July but then would not be able to use any additional days in June or July. Unused days within a calendar month may not be accrued, saved, nor transferred to other Sites.

- (d) Provision For Houses Under Construction. For a house under construction, one occupied or unoccupied RV is allowed on a Site for the Camping Season provided construction is actively taking place on a consistent basis.
- (5) *RV Registration Required*.
  - (a) An RV Registration Form is required to be completed for: (i) each and every day any second RV, occupied or unoccupied, is located on a Site which does not have a Single Family Residence, (ii) for each and every day of any occupancy of any RV located on a Site with a Single Family Residence, and (iii) each and every day any RV, occupied or unoccupied, is located on any Site where active Single Family Residence construction is taking place.
  - (b) A single RV Registration Form shall be completed for each Site for which an RV Registration Form is required as set forth above. All RV Registration Forms shall be completed on or before each day for which the form is required.
  - (c) The Site Owner shall provide the Association or its agents, including without limitation Arrowhead Patrol, with copies of all completed and maintained RV Registration Forms upon any oral or written request. The Site Owner is required to keep and maintain all completed RV Registration Forms for a given Camping Season and such completed forms shall be provided to Arrowhead Patrol, deposited in the box at the kiosk for the Association or mailed to the Association's office within 14 days of the end of the Camping Season.
- (6) *Special Events*. The location of additional RVs on a Site for, by way of illustration and not limitation, special events, shall only occur upon the prior approval of the Board of Directors upon a determination that the location of the additional RVs is of such a duration and nature that it will not unreasonably disturb the neighborhood.
- (7) *Exceptions*. Any Owner may apply to the Board of Directors for a reasonable exception to this regulation. An exception will be considered for any special and/or extenuating circumstances, including without limitation if the application of this regulation would result in undue hardship to a Site Owner. The Board of Directors may grant an exception in its sole discretion upon finding that such special and/or extenuating circumstances justify providing such an Owner with an exception; provided, however, that the Board of Directors cannot grant any exception from this regulation that would violate the terms of the Covenants.

- (8) *Camper Dump Station.* A camper dump station is located at the winter parking lot on the Alpine Plateau Road for the use of site owners and their guests. Discharge of raw sewage or grey water\* onto common areas, into lakes or streams, or onto sites or roads or anywhere within the boundaries of Arrowhead in Gunnison Country is strictly prohibited.
- (9) *End of Camping Season.* All camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from lots and the boundaries of Arrowhead on or before the day that is prior to the date designated each year by the Board of Directors, notice of which shall be provided to all owners at least 30 calendar days prior to such effective date (the "End of Camping Season"). Any vehicle or equipment left within Arrowhead after said date shall be considered abandoned. The reason for removal of such vehicles and equipment by the designated date is to prevent such vehicle and equipment 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 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. Notwithstanding the foregoing, however, vehicles and related supporting equipment stored within an approved enclosure may be kept on sites after the End of Camping Season.

- 2. Capitalized terms used herein but not otherwise defined herein shall have the meaning set forth in the Association's Regulations and, if not defined in the regulations, as set forth in the Covenants.
- 3. If any provision or portion of any provision of this resolution is illegal, void, or unenforceable, the remaining provisions and portions of provisions shall remain in full force and effect. Each provision and portion of a provision is distinct and severable, and to the fullest extent possible and permissible this resolution shall be interpreted as written and with the original intent of the resolution.

\* Pursuant to Gunnison County Community Development Department – Office of Environmental Health

SO RESOLVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_

BY THE BOARD PRESIDENT: \_\_\_\_\_

ATTEST: BY BOARD SECRETARY: \_\_\_\_\_