



**New Resolution Regarding
Inoperable Vehicle Definition**

For quite some time, defining inoperable vehicles has been an issue within Pagosa Lakes. As Association neighborhoods have become more crowded, the visibility of vehicles has become more pronounced.

Many Board meetings and work sessions, posted for property owner attendance, have taken place since March 2007. The issue was discussed between property owners, Board members, the Environmental Control Committee and staff members. The main topic of discussion was to arrive at a definition of the term Inoperable Vehicle.

Following are the pertinent portions of Resolution 2007-06 defining an Inoperable Vehicle, Notice Provisions and the Implementation Date, which will be June 01, 2008:

“Whereas, the Master Declarations, Article 7, General Prohibitions and Requirements, Section H states: “No stripped down, partially wrecked, or junk motor vehicles, or sizable parts thereof, shall be permitted to be parked on any street in the subdivision or on any lot.”, and;

Whereas, similar restrictions for stripped down, partially wrecked, or junk motor vehicles, or sizable parts thereof are noted in Declarations for other subdivisions within the Pagosa Lakes Property Owners Association;

Whereas, the Association has not previously defined inoperable vehicles;

Now therefore, The Pagosa Lakes Property Owners Association (PLPOA) herein defines an inoperable vehicle for the purpose of Rules and Regulations enforcement of the language contained in Declaration as noted above and adopts the following procedures for notice and implementation of such Rule and Regulation.

1. Definition

“Inoperable vehicle- any vehicle (vehicle- any conveyance for transporting people or goods) legally unable to be operated on a public road, shall NOT be permitted to be kept outside on any lot.

NO outside vehicle or trailer parking or storage or parts thereof is allowed on unimproved, originally platted lots. The fine for noncompliance is \$200.00 per violation as well as the requirement to correct the violation.”

2. Notice Provision

- A. Notice of this definition and process for its implementation and inclusion within the Rules and Regulations for the Association shall be published in the Winter 2007 and Spring 2008 editions of the Newsletter for the Pagosa Lakes Property Owners Association, which shall be mailed to each property owner within the Association.
- B. A reminder of the implementation of this policy and procedure will be included in the mailing of the Annual Assessment Notice, to be mailed in the first week of January 2008.
- C. Upon adoption of this Resolution, notice of this policy will be conspicuously posted at the Association administrative offices and at the Recreation Center and on the Association web site.
- D. Notice of this policy shall be published in the Pagosa Springs Sun, in a block ad format, on four occasions. Once in November 2007, twice in December 2007, and once in January 2008.
- E. Starting forty five days prior to implementation, and continuing up to the implementation date, letters will be sent to the unit occupant where a commercial type truck is noticed reminding them of the policy and its implementation date.

3. Implementation Date

The implementation date for this policy will be June 1, 2008. The policy will be added to the Association Rules and Regulations as of the implementation date.

THEREFORE; BE IT RESOLVED Resolution 2007-06 was ADOPTED this 8th day of November 2007 by the Pagosa Lakes Property Owners Association Board of Directors.”