

**RESOLUTION NO. 2021-02-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
BELLEVIEW PLACE METROPOLITAN DISTRICT**

**REGARDING PARKING RULES AND REGULATIONS**

- A. The Belleview Place Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Aurora, Colorado (the “**City**”).
- B. The District operates pursuant to its Service Plan approved by the City on March 5, 2018, as the same may be amended and/or modified from time to time (the “**Service Plan**”).
- C. Pursuant to the Service Plan and Section 32-1-101, *et seq.*, C.R.S., the District has the power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of streets within the District’s Service Area (as defined in the Service Plan), among related street improvements powers.
- D. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the power “to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”
- E. It is anticipated that the District will own and maintain those roadways within the District’s Service Area (the “**District Roadways**”).
- F. Portions of the District Roadways are designated and posted as “No Parking” in the interest of the public health, safety and welfare.
- G. Attendant to its duties and obligations for the District Roadways, the District wishes to adopt parking rules and regulations to put District residents and guests on notice of the parking restrictions on District Roadways.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BELLEVIEW PLACE METROPOLITAN DISTRICT (THE “**BOARD**”) OF THE CITY OF AURORA, COLORADO THAT:

1. The Board hereby determines that it is in the best interests of the District and members of the public using the District Roadways to exercise the authority granted under the Service Plan to adopt the Parking Rules and Regulations attached hereto as **Exhibit A** and incorporated herein by this reference.
2. The District reserves the right, from time to time, to modify, amend or replace these Parking Rules and Regulations in conformance with the City or other relevant regulations then in effect.

3. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

RESOLUTION APPROVED AND ADOPTED on February 17, 2021.

**BELLEVUE PLACE METROPOLITAN  
DISTRICT**

By:   
President

Attest:   
Secretary

## EXHIBIT A

### PARKING RULES AND REGULATIONS

1. Applicability. These Parking Rules and Regulations shall apply to all roadways and portions of roadways, including alleyways, owned and maintained by the District as designated on **Exhibit 1** attached hereto and incorporated herein by this reference (the “**District Roadways**”).

2. Vehicles. For purposes of these Parking Rules and Regulations, “vehicle” shall mean every device that is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. Vehicle includes, without limitation, a motor vehicle, a motorcycle, a bicycle, electrical assisted bicycle, or EPAMD (Electric Personal Assisted Mobility Device), but does not include a wheelchair, off-highway vehicle, farm tractor, or implement of husbandry designed primarily or exclusively for use and used in agricultural operations or any device moved exclusively over stationary rails or tracks or designed to move primarily through the air.

3. Parking Violations.

(a) Generally. For any District Roadways where authorized signs are posted giving notice of parking limitations, regulations, restrictions or prohibitions, it shall be unlawful for any person to park a vehicle in any manner in violation of, or contrary to, the provisions contained on such signs except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer, or traffic-control signal, sign or device, or except momentarily for the purpose of actively and continuously loading or unloading passengers when such parking does not obstruct, impede or endanger any traffic.

(b) No Parking Zones. Portions of the District Roadways are designated, and shall be posted with signs or painted marking, as No Parking. The District reserves the right to further restrict or prohibit parking upon the District Roadways by adopting an amendment to these Parking Rules and Regulations and posting said roadway(s) as No Parking or otherwise designating parking restrictions with signs or painted markings.

(c) Handicap Space. It shall be unlawful for any person to park any vehicle in a designated handicap space upon the District Roadways without a valid disability placard or license plate.

(d) Alleyways. It shall be unlawful for any person to park any vehicle upon the District Roadways comprised of alleyways, as designated in **Exhibit 1** and identified as no parking zones by posted signs or painted markings.

(e) Fire Lane. It shall be unlawful for any person to park any vehicle upon the District Roadways in fire lanes designated by posted signs or painted markings.

(f) Obstruction of Traffic. It shall be unlawful for any person to park for any amount of time any vehicle upon the District Roadways in such manner or under such conditions as to:

- (i) leave available less twenty (20) feet of width of the roadway for free movement of vehicular traffic;
- (ii) prevent another vehicle from accessing a valid parking zone or the District Roadways; or
- (iii) otherwise interfere with the flow of vehicular traffic.

(g) Parking in Excess of Forty-Eight (48) Hours.

(i) It shall be unlawful for any owner or operator of a vehicle to leave that vehicle parked in the same place upon any part of the District Roadways for a period in excess of forty-eight (48) continuous hours. A vehicle shall be considered in violation of this subsection if it has not been moved at least one hundred (100) feet during the continuous forty-eight (48) hour period of time.

(ii) It shall be unlawful for the owner of an Automobile Junker to leave it parked upon the District Roadways for a period in excess of forty-eight (48) hours, regardless of location. The forty-eight (48) hour time limit includes the cumulative time spent on any District Roadways. For purposes of this subsection, an automobile junker is defined as a vehicle which is:

- (1) Apparently inoperable; and
- (2) Extensively damaged which would include but not be limited to: broken windows, broken windshields, or both; missing wheels, tires, motor, or transmission.

(h) Parking in Opposite Direction of Traffic. It shall be unlawful for any person to park any vehicle upon the District Roadways in a direction that is opposite to the regular flow of traffic on the side of the road where the vehicle is parked.

(i) Landscaping. It shall be unlawful for any person to park any vehicle either partially or entirely upon any landscaped area owned and maintained by the District, including but not limited to rock beds and xeriscape areas.

(j) Flat Tire. It shall be unlawful for any person to leave any vehicle with a flat tire upon the District Roadways in excess of forty-eight (48) hours.

(k) Vehicle Repair. It shall be unlawful for any person to park or operate a vehicle upon the District Roadways for the principal purpose of greasing, oiling, lubricating, painting or repairing such vehicle, except for repair that is necessary for the limited purpose of removing the vehicle from the roadway or due to an emergency.

(l) Recreational Vehicles. It shall be unlawful for any person to park any house trailer, camping trailer, boat trailer, hauling trailer, boat, self-contained motorized recreational vehicles, or any accessories related to any of the foregoing, or any other types of

recreational vehicles or equipment, anywhere upon any District Roadway(s) for longer than a cumulative total of forty-eight (48) hours, regardless of location.

4. Towing, Fines and Immobilization.

(a) Generally. The District reserves the right to have any vehicles that are in violation of these Parking Rules and Regulations removed, towed or immobilized (including booting) at the owner's cost and expense. Further, the District reserves the right to assess fines for parking violations against the vehicle owner.

(b) Warning Citations. The District may cause a warning citation to be issued for vehicles parked in violation of subsections 3.g (Parking in Excess of Forty-Eight (48) Hours), 3.j (Flat Tire), 3.k (Vehicle Repair) or 3.l (Recreational Vehicles) and reserves the right to remove, tow or immobilize the vehicle at the owner's cost and expense if any of these violations continues for more than forty-eight (48) hours following issuance of the citation.

5. Administrative Fee for Towing. The District may assess an administrative fee for towing, which fee may either be collected as part of the general towing fee paid to the tow lot operator and remitted to the District or, alternatively, assessed directly to the vehicle owner by the District.

**EXHIBIT 1**  
**DISTRICT ROADWAYS**



Parking Area 1- Four (4) parking spaces

Parking Area 2- Five (5) parking spaces + one (1) accessible parking space

Parking Area 3- Four (4) parking spaces

Parking Area 4- Four (4) parking spaces

Parking Area 5- Eight (8) parking spaces + one (1) accessible parking space