

**RESOLUTION OF THE
TURKEY RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.
REGARDING CAMPING, RULES AND REGULATIONS**

SUBJECT: CAMPING.

PURPOSE: To adopt a standard policy and procedure to follow regarding the camping within the Community.

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation, and Colorado law.

EFFECTIVE DATE: January 19, 2023

WHEREAS, Section 10.1.13 of the Declaration provides that "Rules and Regulations. " Rule and Regulations shall mean the rules and regulations adopted by the Board of Directors concerning the operation of the Association. The Association shall have all power necessary or desirable to effectuate such purposes"; and

WHEREAS, Article IV, Section 3 of the Bylaws provides: Duties of Directors. The Board of Directors shall have the control and general management of the affairs and business of the Association. Such Directors shall in all cases act as a Board, and they may adopt such rules and regulations for the conduct of their meetings and the management of the Association as they may deem proper, not inconsistent with these Bylaws and the laws of the State of Colorado; and

WHEREAS, Section 2.4 of the Declaration provides "No pick-up, camper, camp trailer, tent, motor home, or other similar accommodation may occupy a Lot other than for recreational purposes"; and

WHEREAS, in order to promote the recreation, health, safety and welfare of the residents of the properties subject to the Declaration and to further preserve and protect the values of the properties subject to the Declaration, the Board adopts the following clarification as to occupying a camper or similar vehicle for recreational purposes.

1. Definitions

A. ^{OR} Camper or Similar Vehicle. Any motorized vehicle whose primary purpose is portable dwelling or a specially equipped vehicle for use during travel and camping regardless of how it may be licensed by a state.

B. Camping: Staying on the property and living in a camper, tent, or similar structure or vehicle.

2. Camping. Camping is the use of tents, campers, and recreational vehicles as temporary residences ("camping") is allowed on parcels for up to seven (7) consecutive days, up to thirty (30) total days per year.

3. Enforcement.

Violations - Any violation of this Resolution may result in a violation notice and lawsuit if not corrected after notice.

4. General.

A. Supplement to Law - The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

B. Deviations - The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances. For example, vehicles parked in fire lanes may be towed immediately without notice.

C. Amendment - This Resolution may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Turkey Ridge Ranch Property Owners Association, Inc., a Colorado nonprofit corporation, certifies the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on JANUARY 19, 2023 and in witness thereof, the undersigned has subscribed his/her name.

**TURKEY RIDGE RANCH PROPERTY
OWNERS ASSOCIATION, INC.,** a Colorado
nonprofit corporation

By: 
Its: President *pres.*