

## On-Street Parking

Adopted by the Board of Directors on November 29, 2017

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The Board of Directors hereby incorporates the following into the Marston Shores Homeowners' Association's Rules and Regulations:

In order to retain the orderly residential character and appearance of our neighborhood, especially in regard to parking of large and/or unused vehicles on the street, residents are required to comply with Article IX, Section 5 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Marston Shores Homeowners' Association (CC&Rs). In addition, because West Stetson Place is a public street, residents are required to comply with all applicable provisions of the City and County of Denver's parking ordinances, including, but not limited to those related to large vehicle parking and parking of any vehicle for periods exceeding seventy-two (72) hours. For the convenience of homeowners, excerpts from the Denver Parking ordinances are listed at the end of this rules and regulations document.

While the Association's CC&Rs define the time limit for parking of unused vehicles to be ten (10) days, it is not the intent of the Board of Directors to encourage such parking in violation of the City ordinances; such period shall be the time before residents are reminded if they have not been cited by the City for the violation. In addition, the Board will advise homeowners who exceed the 72-hour limit for any vehicle allowed by the City. It is hoped that such reminders by the Board will result in the voluntary moving or removal of the non-complying vehicle by its owner.

If a homeowner has extenuating circumstances which require temporary storage of a vehicle longer than the time permitted by the City, he may inform the Board in writing explaining the reasons for the longer period. Such written requests shall be made to the Board within 24 hours after initially parking the vehicle. Approval of such requests is at the sole option of the Board. It should be noted, however, that such written approval by the Board does not supersede the City ordinance—it simply means that the Board will not send additional reminders to the homeowner during the Board's extension period. It is the sole responsibility of the offending homeowner to comply with all applicable City ordinances.

Likewise, the Board, at its sole discretion, may authorize storage of vehicles in the driveway of the residence for a period not to exceed seventy-two (72) hours. For the purposes of this rule, the length of any vehicle, including recreational vehicles, truck-trailer combinations, boats, or other trailers shall not exceed the distance from the front of the garage to the inside edge of the sidewalk; i.e., vehicles or vehicle combinations shall not block any portion of public sidewalks in any way.

Additionally, homeowners' attention is directed to Paragraph (2) of the "Municode language" excerpted below regarding parking of recreational vehicles, including trailers and boat trailers exceeding 22 feet in length on a public right-of-way.

Excerpts from Denver Parking Ordinances:

**Sec. 54-464. Large vehicle parking.**

***The general rule:***

*Do not park a truck more than 22 feet in length and do not park a trailer that is not attached to a licensed vehicle for more than 2 hours on a public street.*

***Municode language:***

*It shall be unlawful for any person to park or allow to be parked:*

*(1) A truck exceeding six thousand (6,000) pounds empty weight or twenty-two (22) feet in length, an automobile trailer and/or boat trailer not attached to a licensed vehicle, a truck-tractor or semitrailer, or a disabled or inoperative vehicle for a period of time longer than two (2) hours during any given week on a public right-of-way adjacent to any property which has been designated as a residential zone district or which contains a single-unit or multiple-unit dwelling; except where such vehicles are engaged in rendering services in the immediate area, or where such vehicles are parked adjacent to a zone lot on which is located a motel or hotel being used by the operator of such vehicle.*

*(2) A truck containing an attached camper with a combined overall length exceeding twenty-two (22) feet, a recreation vehicle exceeding twenty-two (22) feet in length, or an automobile trailer and/or boat trailer attached to a licensed vehicle, for a period of time longer than twenty-four (24) hours during any given week on a public right-of-way adjacent to any property which has been designated as a residential zone district or which contains a single-unit or multiple-unit dwelling; except where such vehicles are engaged in rendering services in the immediate area, or where such vehicles are parked adjacent to a zone lot on which is located a motel or hotel being used by the operator of such vehicle.*

*(Code 1950, § 519.5; Ord. No. 531-87, § 1, 9-14-87)*

**Sec. 54-465. Parking in excess of seventy-two hours.**

***The general rule:***

*Move your vehicle at least 100 feet every three days when parked on the street.*

***Municode language:***

*(a) It shall be unlawful for any owner or operator of a vehicle to leave that vehicle parked in the same place on a public street continuously for a period in excess of seventy-two (72) 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 seventy-two-hour period of time.*

*(b) It shall be unlawful for the owner of an automobile junker to leave it parked on any public street for a period in excess of seventy-two (72) hours, regardless of location. The seventy-two-hour time limit includes the cumulative time spent on any public street.*

*For purposes of this section, an automobile junker is defined as a vehicle which is:*

*(1) Apparently inoperable; and*

*(2) Extensively damaged, such damage including but not limited to any of the following:  
broken windows, windshield, or both; missing wheels, tires, motor, or transmission.*

*(Code 1950, § 519.9; Ord. No. 62-87, § 1, 2-2-87; Ord. No. 852-94, § 1, 10-24-9*