

**RESOLUTION OF RIVERLAND LOT OWNER ASSOCIATION REGARDING RULES
AND REGULATIONS FOR CAMPING ON LOTS IN THE RIVERLAND INDUSTRIAL
PARK**

SUBJECT: Adoption of a policy regarding the rules and regulations related to allowed uses for camping on lots within the Riverland Industrial Park.

PURPOSE: The purpose of this Resolution is to consider a Board-initiated adoption of rules and regulations relating to camping on lots within the Riverland Industrial Park.

LEGAL AUTHORITY: C.R.S. § 38-33.3-302(1)(a) and (q)

EFFECTIVE DATE: August 22nd, 2018.

RESOLUTION: RIVERLAND LOT OWNER ASSOCIATION, a Colorado nonprofit corporation (the "Association"), hereby adopts the following policy:

WHEREAS, camping is generally prohibited within the Riverland Industrial Park;
and

WHEREAS, some owners of Lots have requested the Board consider adopting a policy allowing certain short-term camping opportunities for a limited number of persons upon Lots; and

WHEREAS, the Riverland Lot Owners Association Board of Directors has held multiple meetings during the past two years where the regulation of owner camping in the Riverland Industrial Park has been discussed; and

WHEREAS, the Riverland Lot Owners Association Board of Directors has now determined that it is in the best interest of property owners and tenants that these rules and regulations be adopted to clarify the time, place and manner in which camping may be allowed within the Riverland Industrial Park.

NOW THEREFORE, the Riverland Lot Owners Association Board of Directors hereby adopts the following rules and regulations regarding the time, place and manner in which certain limited camping may be used within the Riverland Industrial Park:

1. The only persons allowed to camp upon a Lot are the Owner(s) of the Lot.
2. There shall be no more than one (1) vehicle per Lot used for purposes of camping.

3. The Owner is responsible for the sanitary disposal of waste from any camping activities.
4. Unless permitted by these rules and regulations, all camping is prohibited upon Lots.
5. To the extent that requirements, rules or regulations imposed by Gunnison County are more stringent or restrictive than these rules and regulations, the Gunnison County requirements, rules or regulations shall take priority over these rules and regulations.
6. The term "camping" shall specifically exclude tent camping, and shall mean the short-term overnight lodging of persons within a recreational vehicle, pop-up camping trailer, or other enclosed facility that is mobile and has attached wheels.

IN WITNESS WHEREOF, the undersigned ascribe their names with an effective date as first written, evidencing approval and adoption of these Rule and Regulations by the Riverland Lot Owners Association by the affirmative vote of a majority of the Board of Directors, and approval by 23 of 26 Members present, on August 22, 2018.

RIVERLAND LOT OWNER ASSOCIATION,
a Colorado nonprofit corporation

By: _____

_____, President

CERTIFICATION

The undersigned, as Secretary of RIVERLAND LOT OWNER ASSOCIATION, a Colorado nonprofit corporation, certifies that the foregoing Resolution was properly adopted by the Board of Directors of the Association, and in witness thereof, the undersigned has subscribed his or her name.

RIVERLAND LOT OWNER ASSOCIATION,
a Colorado nonprofit corporation

By: Scott Hargis
_____, Secretary