

Parking Pass Overview

1. **Effective Date:** The contract with Colorado Booting will begin on July 1.
2. **Types of Passes Issued:** There are two types of passes: standard and guest. Each unit will have their allotment of standard passes (see below for the count per unit). They will also have the option for 1 guest pass at a time. The main difference between these passes is that guest passes will expire at the selected end date or after 10 days. Guest passes are for temporary visitors only. Short term renters should use the standard passes, not guest passes.
3. **Amount of Passes Issued:** Each unit will receive 1 pass per bedroom, plus 1 guest pass. Townhomes will have 1 pass per bedroom, plus 1 guest pass minus their individual garage and front of garage parking spaces.

CONDOS

- 1 Bedroom: 2 standard passes, 1 guest pass
- 1 Bedroom plus Loft: 3 standard passes, 1 guest pass
- 2 Bedroom: 3 standard passes, 1 guest pass
- 2 Bedroom plus Loft: 4 standard passes, 1 guest pass

TOWNHOMES

- Lower Townhomes: 0 standard passes, 1 guest pass
- Upper Townhomes: 2 standard passes, 1 guest pass

4. **Type:** Passes will be electronic. There is an online portal to register your vehicles.
5. **Enforcement Time Frame:** Parking rules will be enforced between the hours of 11pm and 7am.
6. **Space:** There are no assigned spaces. The parking passes proves that you are allowed to park in the Treehouse lots, but does not guarantee that there is space available.

Parking Pass Details

1. Residents of each unit will register their cars specifically to their unit. Each unit will have their allotment of parking passes, and will be responsible for the cars registered to their unit.
2. Parking passes are for residents or owners of that unit only. Parking passes cannot be sold, given or assigned to any non-residents of Treehouse. Parking passes cannot be sold, given or assigned to residents of units other than your own. Parking passes are for the specified unit only and owners are responsible for their allotted parking passes.

3. If the owner rents out their unit regularly, the owner may give the renter access to log-in and register their vehicles under that unit's allotment of passes. Owners may add a date that a particular parking pass will be automatically disabled.
4. The passes will be electronic. Many have requested that we use a combination of electronic and physical. Unfortunately, it cannot be a combination of both. The board has researched both electronic and physical passes and found the following compelling reasons why they believe electronic passes to be the best option. If the passes were issued via hard copy, it would take at least 48 hours to receive replacement parking passes. Passes could also be mailed, but this would cause further delays. Replacement physical passes would also incur a fee of \$75 per pass. Physical passes can not be deactivated, which could result in too many passes being issued with no way to regulate the amount of passes that exist. Due to these reasons, and per the recommendation of Colorado Booting, the Board believes that electronic passes are the best option.
5. To electronically register your vehicle for parking passes, you will visit <https://parkingcode.simplypermits.com/>
6. Owners must create account log-in, name, email and choose Treehouse Condo as their parking pass complex. Owner must enter the make/model/state & license plate # of their vehicles. They will only be allowed to register vehicles under their allotted number of assigned parking passes per issued by Treehouse HOA.
7. If an owner needs additional guest passes, the owner must contact CO Booting, LLC or register for a temporary pass at <https://parkingcode.simplypermits.com/> There is a 10-day max a month for guest parking.
8. SimplyPermits will be available for customer support via phone, email, and online chat during the hours of 9 am – 9 pm MST. All support issues will go through SimplyPermits, not Buffalo Mountain Managers. If an owner is not able to register via the website, they may email support at support@simplypermits.com.
9. There is no contract or cancelation fee with Colorado Booting. If we decide this does not work for Treehouse, we can cancel at any time.
10. Treehouse has approximately 315 parking spaces. Clearly, more passes will be issued than space available. Please note that this is an issue whether we have passes or not. The intent of this plan is to restrict unauthorized people from parking in the Treehouse lot, such as residents of nearby complexes.
11. Motorcycles can be assigned a parking pass as normal and will count toward the allotted passes.
12. Campers, trailers, boats or any other vehicles besides motorcycles or daily vehicles (normal sized) may be assigned a GUEST PASS only, for a max of 10 consecutive days at a time. Trailers must fit within one spot only, and must be unhitched. Any vehicles that cannot fit within one space will not be allowed. Long term storage of campers, trailers, boats or other larger vehicles will not be allowed.
13. Standard parking rules apply. Vehicles must be moved every 48 hours in winter (when snow is present) and every 2 weeks in spring and summer.

Parking Enforcement/ Fines/Booting/Towing Rules

1. Parking enforcement will be the responsibility of CO Booting, LLC under a specific contract with Treehouse HOA and BMM.
2. The contract will allow 30 days for owners to register their vehicles.
3. Monitoring of parking, parking pass enforcement and parking warnings will begin within the first two weeks after the contract begins. After the first two weeks of the contract, parking violations will be enforced.
4. If a vehicle is not registered, and the vehicle is booted, the owner of the car must call Colorado Booting. Colorado Booting is legally required to remove the boot within 3 hours after the payment is made.
5. The owner of the car will have 72 hours to contact CO Booting company to pay the \$140 fine to remove the boot. If there is no contact after 72 hours, the car will be towed and impounded at either an impound lot in Silverthorne or Breckenridge.
6. Impounded cars will go to one of two impound lots in Summit County. The owner of the vehicle will be responsible for the boot fee of \$140, \$250 impound fee and \$33/per day of vehicle storage.
7. As you can see the fines are expensive, so the responsibility is on the owner to be diligent in registering their vehicle upon arrival to the Treehouse Condos.
8. CO Booting, LLC will provide a monthly report to Treehouse HOA and BMM on all violations with photos of said violations for tracking purposes and contract work provided.
9. All parking signage on the Treehouse property will be provided by CO Booting, LLC and installation of signage will be in partnership with BMM and CO Booting, LLC.
10. Registrants are responsible to make sure their license plate and VIN number are accurate and up to date at all times. If they are not accurate, the vehicle may be booted.
11. When you register your vehicle, you will receive a confirmation email. If you do NOT receive a confirmation email, your vehicle is not registered.
12. All resident and guest parking passes are FREE.
13. Short-term rentals must use the standard resident passes, not the guest passes.
14. Owners are responsible to cancel a past tenant or guest's parking pass when they leave or move out.

SimplyPermits Support

For online chat: <https://www.simplypermits.com/support/>

Phone: 833-438-7675 (extension 1)

Email: support@simplypermits.com