

**POLICY OF STAGESTOP OWNERS ASSOCIATION
CAMPERS POLICY**

The following policy and procedures have been adopted by Stagestop Owners Association, Inc. ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish enforcement of covenants and rules on the Association's camper covenants.

WHEREAS the Association's Declaration of Protective Covenants ("Covenants") regulates campers on lots in Section 3.a.; and

WHEREAS the Covenants are vague and ambiguous as to camping between May 1 and September 30 when pulling campers in and out with use; and

WHEREAS Park County Camping Regulations per Resolution No. 2021-02 allow for camping in both summer and winter months with time limits; and

WHEREAS Park County prohibits renting campers to paying guest per Ordinance No. 20-01;

THEREFORE, the Association does hereby adopt the following policy interpreting and governing the use of campers on lots:

1. Definition – Campers: Campers are defined as any vehicle or tent designed for part-time occupancy that is being or may be used for camping and associated activities, including camper trailers, pop-ups, 5th wheels, motor homes, and truck/vehicle-mounted campers.
2. Allowable Uses: Campers, where permitted by Park County zoning, must be of temporary, licensed, transportable, and in good working condition. Campers must comply with Park County sewage and gray water regulations.

Between May 1 and September 30, unless the property owner has a residence on the property, the property owner may place two (2) of the following on the property: camper; or pop-up; or 5th wheel; or motor home.

Between October 1 and April 30, unless the property owner has a residence on the property, the property owner may place only one of the following on the property: (1) camper; or (1) pop-up; or (1) 5th wheel; or (1) motor home, but not to exceed fourteen (14) days during the time period. Campers must be pulled in and out with use.

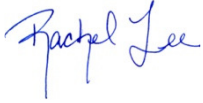
3. Paying Guests: Camping on property by paying guests is prohibited. Only property owners and their non-paying invited guests are permitted to camp.
4. Supersedes Prior Policy: This policy supersedes in its entirety any other policy previously adopted by the Board addressing campers.

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This Policy was adopted by the Association's Board of Directors on this 12th day of December, 2023 and is attested to by the Secretary of Stagestop Owners Association, Inc.

By: *Lynda F. Clay, March 6, 2024*

Lynda F. Clay, Stagestop Board of Directors – President



By:

Rachel Lee, Stagestop Board of Directors – Secretary