

RE: Parking and Vehicle Restrictions Policy

WHEREAS, Article VI, Section 7 and 9 of the Association Bylaws grants the general power to conduct the business and affairs of the Association to the Board of Directors, whose members shall be members of the Association; and

NOW, THEREFORE, BE IT RESOLVED THAT in order to assure equitable parking and an attractive community, the Board of Directors establishes a policy as follows:

Permissible Vehicles. Vehicles that may be parked within the community include conventional passenger vehicles in good repair and which are currently licensed and in regular personal use. Each resident is permitted to park no more vehicles than can be accommodated by garage and driveway.

Prohibited Vehicles & Equipment. The following vehicles may not be parked within the community, unless granted written permission by the Board of Directors or Managing Agent:

1. Commercial vehicles including, but not limited to, delivery trucks or vans, special use trailers, or vehicles adapted to a business use, like a pickup truck that has been fitted with special racks to hold material and tools or have advertising and are licensed commercially
2. Buses
3. Recreational vehicles (RVs)
4. Utility trailers
5. Campers
6. Boats
7. Snowmobiles, jet skis and like recreational equipment
8. Stored, broken down, unlicensed, or wrecked vehicles

Prohibited vehicles and equipment *may* be parked in a garage. Loading or unloading of prohibited vehicles (i.e. boats, travel trailers) is permitted, subject to a 24-hour time limit.

Moving Vans and Service Vehicles. These vehicles shall not remain parked in the community longer than a 24-hour period.

Garage Use. Garages are to be used for primary vehicle parking. Garages are not intended to be living or storage spaces.

Guest Parking Spaces. Guest parking is limited, therefore no single parking spot should be used by a guest or co-owner for more than five (5) consecutive days, without written permission from the Board or Managing Agent. It is extremely important that residents neither offer, nor expect, special parking privileges for guests. Guests are subject to the same penalties, including towing, if parking guidelines are violated.

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ENFORCEMENT PROCEDURES:

Written Notice of Violation. The Board or Managing Agent shall notify the vehicle owner in writing of the specific violation and include a copy of this resolution. A copy of the notice shall be attached to the windshield of the offending vehicle the same day. If a renter or guest owns the offending vehicle, the property owner shall be notified. The notice will allow 7 days to cure the violation.

Towing. If the offending vehicle remains after the deadline indicated in the written notice or is a repeat offender within a period of one year, the vehicle is subject to tow without further notice at the expense of the vehicle owner. Towing charges shall not be considered a fine and charged back to the respective co-owner. Vehicles parked in a designated Fire Lane or Tow-Away Zone may be towed without warning.

Fines. The Board of Directors shall levy a fine of \$100.00 additional *per occurrence* against the property owner, renter or guest who has violated this resolution.

Right of Appeal. The vehicle owner has the right of appeal. The Board or Managing Agent must receive such appeal in writing to the regular business mailing address before the notice deadline (7days). If the vehicle belongs to a family member, renter or guest, the property owner or the owner's management agent must make the appeal. Once an appeal is received, the Board will hold an appeal meeting within 30 days to review the matter with the co-owner related to the vehicle in violation. If the appeal meeting does not take place within 30 days, the matter is considered resolved. The Board's decision on the appeal is final. If the appeal is rejected, towing and fining provisions become effective immediately.

Collection Provision. All fines, costs and expenses necessary to enforce the Parking Policy will be levied against the property owner and shall be an assessment against the owner's property and subject to all lien and collection powers of the Association.

Policy revised and approved by the Board on:

Policy emailed to all owners and tenants on:

Policy mailed to all owners and tenants on:

Policy effective: