

## AMENDED PARKING REGULATION 8-14

In order to promote fair and reasonable use of the limited parking spaces within the Community, the Board finds it necessary to adopt the following rules regarding parking, which shall be strictly enforced in accordance with the Association's Enforcement Policy and Schedule of Fines & Penalties. Parking spaces are shown on the Condominium Plan. In addition to the Garage parking spaces as part of the Units, there may be unassigned spaces in the common area, which shall be for the use of all Owners, their tenants and guests.

**SECTION 1: Project Vehicle Registrations:** All vehicles owned by residents and parked within the project (either in the garages or the Common Area) shall be registered with the Association by the vehicle Owner providing to Management the Owner's name, unit address, vehicle make, model, year, color and license number. Such registration shall be in a written form acceptable to Management. The purpose of this registration is to enforce the parking regulations regarding number of vehicles allowed and common area parking.

### **SECTION 2: Parking:**

- a. **Phase I -8-Plexes:** For those Units which are assigned Detached Garages, the number of vehicles per household shall be limited to two (2). Further, if a household has two (2) vehicles, one (1) must be parked inside the above mentioned Detached Garage. Additionally, no vehicle may be parked within twenty-five (25) feet behind garage doors. All 8-plex units will have one (1) assigned parking spot within the common area parking spaces. All spots are numbered with a corresponding parking permit number. Parking permits **MUST BE** displayed from the rear-view mirror at all times. 8-plex residents with assigned parking spaces are not allowed to park in Phase II parking spaces.
- b. **Phase I -Perimeter Units:** For those Units which have Attached, Double Garages and driveways, the number of vehicles per household shall be limited to four (4). All vehicles owned by residents must be parked in their garage or on the Driveway only, except for RV loading/unloading for 48 hours in a manner that does not significantly impede the flow of traffic, create a public safety hazard or is in violation of the fire code.
- c. **Phase II -All Units:** For those Units which have Attached, Double Garages with no driveway, the number of vehicles per household shall be limited to three (3) with the first two (2) of these vehicles being parked in the attached garage. Provided that the garage is occupied by two vehicles, a resident's third vehicle may be parked in the common area on a first-come, first-served basis. Additionally, no vehicle may be parked within twenty-five (25) feet behind garage doors, except for RV loading/unloading for 48 hours in a manner that does not significantly impede the flow of traffic, create a public safety hazard or is in violation of the fire code.
- d. No vehicle shall remain parked in any of the common area parking for a period exceeding seven (7) days. This provision is designed to prevent storage of any vehicle within the common area. Moving a vehicle shall not defeat the purpose of this restriction.
- e. No vehicle shall be parked for any length of time in any area either painted red, or painted or posted with a "NO PARKING" sign or painted area.



f. In the case of oversized passenger vehicles that cannot fit into garages or in other cases of extreme hardship or need, the Board of Directors may grant a variance to park in a common area parking space that shall be designated by the Board.

**g. Vehicles belonging to Guests:**

i. Any "guest" passenger vehicle may not use the common area for a period of more than seven (7) days unless special approval is requested and granted by Management or the Board of Directors.

ii. No type of RV or other oversized guest vehicles may be parked on the project at any time.

**SECTION 3: Vehicle Restrictions:**

a. No trailer, camper, motor home, truck (other than a standard size pickup truck), inoperable automobile, boat, or similar equipment shall be permitted to remain upon any area within the property, other than temporarily (forty-eight (48) hours maximum). Moving such vehicles every day shall not defeat the purpose of this restriction. All such vehicles shall be stored in the RV parking lot at the sole discretion of the Board of Directors and shall be subject to the same registration procedures as set forth in Section 1 above.

b. Commercial vehicles shall not be stored on any portion of the property. Commercial vehicles shall not include sedans or standard size pickup trucks which are used for both business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board.

c. All motor vehicles shall display current license registration and be maintained in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emissions, leaks, or appearance.

d. No off-road unlicensed motor vehicles shall be operated upon the Property.

I acknowledge having received a copy of this document and will provide a copy to my tenant and/or Property Manager (as applicable). I understand that I am responsible to ensure compliance and acknowledge that any violation of these regulations may result in monetary fines and/or towing at my expense. I also acknowledge that a replacement cost of \$25.00 will be charged for each lost or stolen permit.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Unit address

\_\_\_\_\_  
Parking Permit Number