

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 7

PARKING POLICIES

relating to vehicle parking

Amended Jan 2007

WHEREAS, Article IV, Section 2 of the Bylaws assigns the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association" and further states that the Board "may do all such acts and things except as by law or by the Master Deed or by these Bylaws, may be delegated to the Board of Directors by the Unit Owners"; and

WHEREAS, Article IV, Section 2(e) of the Bylaws gives the Board the right of "Adoption and amendment of rules and regulations covering the operation and use of the property"; and

WHEREAS, Article VI, Section 9(b) of the Bylaws establishes certain requirements relative to Common Element parking spaces; and

WHEREAS, in order to assure equitable parking arrangements as well as safe and attractive parking areas, the Board wishes to establish a parking policy;

NOW, THEREFORE, BE IT RESOLVED THAT the following parking policies be adapted by the Board:

I. PARKING RIGHTS

Unit Owners are entitled to use unassigned Common Element parking spaces for approved vehicles together with the right of ingress and egress upon that parking area. Use is on a "first-come, first-serve" basis. An approved vehicle shall include any conventional passenger vehicle, motorcycle, van and truck of less than two and one half (2/12) tons gross weight. Vehicle must display a valid Association Parking Sticker and valid State registration and tags. Vehicles should be parked so as not to obstruct the spaces for other vehicles or, as applicable, the sidewalks. Each unit receives one designated parking space. No more than two vehicles per unit may be parked on the street.

II. PARKING PERMITS

To be eligible for parking permits, Unit Owners must be in "good standing." Good standing is defined as follows:

1. All maintenance fees, late fees, legal fees and violation fees must be paid up-to-date.
2. All resident vehicles must be registered with the Association office.
3. All vehicles must display a proper state registration.
4. A proper up-to-date lease with valid rider must be on file with the Association office.
5. Vehicles will not display signs or any exposed material or equipment, such as ladders, tubing, cabling, ropes, wheel barrels, trash etc.

III. RESTRICTIONS

No trailer, commercial vehicle, free-standing camper, recreational vehicle longer than eighteen (18) feet or wider than eight (8) feet, bicycle or boat may be parked in the unassigned Common Element parking area. No junk or derelict vehicle or other vehicle on which current registration and required permits and stickers are not displayed shall be kept upon any of the Common Elements. No vehicles shall be parked with "For Sale" signs, nor shall any vehicles have advertising and or writing on the windows, or

body of the vehicle. All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise. No vehicles other than those clearly identified as operated by or for a handicapped person shall be parked in spaces for handicapped parking. The Board shall make a reasonable attempt to give notice to the Owners of offending vehicles. If such vehicle is not removed, the Board may have the offending vehicle towed at the expense and risk of the Owner of said vehicle.

#### IV. PARKING SPACES

No signs, initials, numbers, storage containers or any other additions or alterations to parking spaces may be painted, displayed or erected by any owner without the prior written consent of the Covenants Committee. This restriction does not apply to a uniform numbering or lettering system used by the Association.

#### V. ASSOCIATION NOT RESPONSIBLE

Nothing in this resolution shall be construed to hold the Association or the Board responsible for damage to vehicles or loss of property from vehicles parked on the Common Elements.

#### VI. REPAIRS NOT ALLOWED

Except for minor adjustments, repairs to vehicles, as well as painting of vehicles shall not be permitted at any time on the Common Elements. Maintenance procedures such as drainage of any automotive fluids is prohibited on the Common Elements.

#### VII. ENFORCEMENT OF THE REGULATIONS

In addition to the towing provisions above, alleged or actual breaches of the above regulations are subject to appropriate action by the Covenants Committee under the provisions of Policy Resolution No. 4.