

WATERFORD PLACE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.

RESOLUTION REGULATING PARKING ON COMMON PROPERTY

PARKING POLICIES

WHEREAS, Article IX, Section 1 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS grants the BOARD OF DIRECTORS of the SITE ASSOCIATION the power to formulate, publish and enforce reasonable rules and regulations concerning the use of the common areas and

WHEREAS, Article II, Section 4 of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS grants the SITE ASSOCIATION the authority to regulate the parking of boats, trailers and other such items on the common area; and

WHEREAS, Article IV, Section J (iv) of the ASSOCIATION BYLAWS grants the BOARD power to make, amend and enforce regulations governing the use of the common property; and

WHEREAS, Article IV, Section J (xi) of the ASSOCIATION BYLAWS gives the ASSOCIATION power to enforce by legal means or proceedings the provision of the ARTICLES OF INCORPORATION, the DECLARATION OF COVENANTS, and the BYLAWS of the ASSOCIATION; and

WHEREAS, in order to assume 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 adopted by the BOARD:

Section 1. Parking Rights. Ownership of each dwelling unit site shall entitle the owner thereof to the use of not more than two automobile parking spaces, as described in Section 3. b. below, together with the right of ingress and egress in and upon said parking areas.

Section 2. Vehicle Requirements. All motor vehicles shall display current registration plates and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust, emission or appearance.

Section 3. Restrictions.

a. No junk vehicles, commercial vehicle, trailer, truck (other than non-commercial 1/2 ton pick-up), camper, house trailer, boat, or the equivalent shall be parked in the parking areas for more than 48 hours without prior written permission of the BOARD or its authorized agent.

b. Each unit shall be entitled to the use of not more than two parking spaces, one of which will be assigned by the Association by marking the unit lot number on the curbstone of a parking space as near and convenient to the unit as reasonably possible. The second parking space shall be unassigned. Each unit shall be entitled to park a second vehicle in an unassigned space, but shall not have the "right" to any such space. Therefore, a unit's second space might not be adjacent or convenient to the unit.

c. The registration numbers of the vehicles for each unit authorized to use the assigned and unassigned parking spaces must be registered with the managing agent for the Association. It is the responsibility of the UNIT OWNER to register the license plate numbers with Management. Any vehicle that is parked in the common areas that is not registered with Management shall be considered in violation of these regulations. It is the responsibility of the owner of the vehicle to advise the managing agent for the association immediately of any change that is made to their vehicle ownership and license plate number.

d. Vehicles must be parked in appropriate black-top parking spaces only and shall not be parked in such a way that they interfere with the rights-of-way or entrances of any private street or court. Parking on the grass or pine straw or in any natural areas is prohibited. Also, no double parking (i.e., side-by-side, back-to-back, etc.) is allowed. Parking around the natural area in Milford Court is specifically prohibited by these rules.

Section 4. Penalties. Infraction of the above rules shall incur penalties as follows:

a. If any one vehicle is parked in violation, it will be subject to towing by the Association or its authorized agent. All towing and storage expenses will be the responsibility of the owner of the vehicle.

b. Any vehicle parked in a reserved space belonging to another unit will be subject to immediate removal by towing. All towing and storage expenses will be the responsibility of the owner of the vehicle.

c. Towing may be authorized only by a member of the Board of Directors of the Association or the managing agent.