

**VICTORIA HILL II CONDOMINIUM ASSOCIATION  
VEHICLE REGISTRATION AND PARKING RULES**

Amended Date: March 1, 2007

**Effective Date: April 1, 2007**

Although Victoria Hill II's location facilitates spectacular views, parking on the hill is necessarily "tight." The Association, therefore, adopted these rules to ensure all owners have a fair opportunity to utilize the limited visitor parking. The management company will assure the updated parking rules are enforced by working with a towing company. For parking to "work," everyone must show consideration toward their neighbors, obtain and display proper decals, use their carport locations for primary parking, and make use of visitor spaces only for true sporadic visitors (who must use hanger tags) or for minimal overflow parking. The association simply cannot accommodate "three car units," parking of recreational vehicles, long term parking needs, or storage of vehicles which are not in regular use—owners with extraordinary parking needs must make use of nearby public streets or storage locations beyond Victoria Hill II boundaries. Owners are responsible for actions of their guests and tenants, and failure to abide by these rules will result in towing and/or fines. The board hereby repeals all prior rules concerning parking and adopts the following policy for the "project" (Victoria Hill II):

**Decals/Hanger Tags**

1. **Maximum of TWO Registered Vehicles**—Each Unit may register a maximum of two vehicles, for which the association will issue parking decals. The decal shall be affixed in the lower left corner of the rear window. It is the owners and their tenants responsibility for getting their vehicles registered—even if they are located out of state or on vacation. Vehicle registration form will have a "Must Be Returned By \_\_\_" line. A towing company, name posted on Victoria Hill II carport by mailboxes, will be driving through monitoring parking decals/visitor hooks.
2. **Visitor Hanger Tags**—In addition to decals affixed to registered vehicles, each Unit shall be issued one Visitor Parking Hanger Tag. The Hanger Tag shall be used for the Unit's guests under the "Visitor Parking" rules stated below.
3. **Change of Vehicles/Lost Hanger Tags**—Owners must register any new vehicles before parking same within the project boundaries and shall remove or obliterate the parking decal from their previously registered vehicle. The association may charge a nominal fee to register the new vehicle and issue a new decal. Lost Hanger tags will be replaced only with a sworn statement of loss, payment of a substantial fee, and acknowledgment that a \$100 fine will be assessed (in addition to towing) if multiple vehicles are simultaneously parked with hanger tags issued to a single unit. Owners are strongly encouraged to "play fair." All tags are numbered and closely monitored.
4. **Tenant Vehicles**—Owners may assign their rights (including parking rights) as permitted by the declaration. In the event of assignment/rental, the owner shall register tenant vehicles under the Unit and the owner's vehicles shall thereafter be parked off-site.
5. **Decal/Tag REQUIRED**—No vehicle shall be parked within the project except within a designated space and displaying a decal (in the case of registered vehicles) or Hanger Tag (in the case of guest vehicles), properly displayed in accordance with these rules. No other items shall be placed or stored in parking areas. New decals are blue and labeled VH2. Old decals will be invalid as of April 1, 2007.

17. **Vehicle Repairs Prohibited**--Vehicles shall not be repaired or have oil changed while on the project, regardless of location or condition of vehicle. Any oil leaks shall be promptly corrected, and the unit owner may be charged any cleaning or repair costs associated with removing oil stains or repairing erosion holes in the asphalt caused in the parking areas. Batteries, tires, oil/fuel containers, cleaning products, etc., may not be stored in the carports, parking areas or "common" areas.
18. **Damage**--Each unit owner shall be liable to the Association for any damages to the common areas, including carport support posts or walls, lawns and trees, or any equipment thereon which may be sustained by reason of the negligence of said unit owner or of their guests, invitee or tenants.
19. **Noise**--Vehicles may not be revved in the parking areas, and drivers shall use extreme care to minimize noise. Radios within vehicles shall be kept at a volume where sound cannot be heard outside of the vehicle while within the project.

#### Fine Schedule/Procedure

**Owners, tenants and visitors should be aware that the association intends to have its tow company enforce parking rules "automatically," such that a documented violation of the parking rules will likely result in towing without further notice. Owner of the vehicle will be responsible for all towing costs.**

Additionally, rule violations may result in fines which are levied against the offending unit owner and constitute an automatic lien against the unit. At the discretion of the association manager or board of directors, minor "first offenses" will generally result in a warning before imposition of fines. Serious, ongoing, recurring or intentional violations (or blatant disregard) will result in severe and progressively escalating fines levied at the discretion of the Board. The fine will begin at \$100.00 per offense and increase incrementally by \$100.00.

If the association retains legal counsel to enforce its Rules, Declaration or Bylaw provisions, legal costs will be assessed against the owner as additional fines.

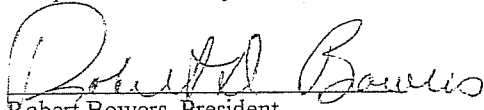
Notice of fines shall be delivered to the unit owner by first class mail sent to the owner's address listed in association records. Hand delivery to the unit shall be an acceptable alternate form of notice. Fines shall be tentatively assessed as additional homeowner dues immediately following the infraction, and will become final unless appealed to the board of directors within thirty days thereafter. Homeowners may address the board of directors at the next regularly scheduled meeting to appeal any fine, provided the homeowner files a written notice of appeal with the property manager within thirty days after the fine is levied. Fines will be levied to ensure compliance with association rules and regulations, rather than to raise revenue.

VICTORIA HILL II CONDOMINIUM ASSOCIATION  
HOUSE RULE 2000-01

REGISTRATION OF VEHICLES AND DISPLAYING OF VEHICLE ID

1. Each unit shall be allowed to have one (1) vehicle parked in each of its assigned carport parking space(s) on a permanent basis, subject to the rules in the covenants of the Association. Each Owner or Resident must register the license number(s) of the vehicle(s) to be parked in his or her assigned parking space with the management of the Association.
2. "Permanent basis" shall be defined as overnight parking for more than three (3) nights per month.
3. The Association will issue permit Identification Stickers to the Owners/Tenants and each vehicle of the Owner/Tenant must display the ID sticker in the lower left corner of the rear window of the vehicle.
4. "Visitor Parking" shall be defined as overnight parking by an authorized visitor of an Owner/Tenant. Visitors must have permission from the Board to park in the complex for more than three (3) consecutive or cumulative nights per month. Visitors parked in the complex after 10pm must display a Visitor ID card (Visitor Pass), issued by the Association, in the windshield or rear window where it can be easily seen from outside the vehicle. Visitor ID cards will be issued to the Owners/Tenants of each unit and will identify the unit being visited. There may be a charge to replace lost Visitor ID cards.
5. Any vehicles that do not display a Victoria Hill II Association ID sticker or Victoria Hill II Association Visitor Parking Card will be subject to immediate towing without notice at vehicle owner's expense.
6. This regulation is effective as of August 1, 2000.

Adopted this 18<sup>th</sup> day of June, 2000.

  
Robert Bowers, President

*Note:*

*This version is approved with the understanding that the rule will be opened for further and more comprehensive revision to incorporate the suggestions of Jim Majors at a later date.*