

MOUNTAIN ASH CONDOMINIUMS

POLICY RESOLUTION NO. 20

PARKING POLICIES

WHEREAS, Article IV, Section 2 (k), of the Bylaws assign the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Unit Owners' Association and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by the Bylaws required to be exercised and done by the Unit Owners' Association; and

WHEREAS, Article IV, Section 2 (d), of the Bylaws enables the Board of Directors to make and amend Rules and Regulations governing the Units and Common Elements or any of them; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all residents, the Board deems it necessary and desirable to establish further regulations to carry out the provisions in the Condominium Instruments regarding parking;

NOW, THEREFORE, BE IT RESOLVED THAT:

- A. Each unit shall be allowed to have two (2) vehicles parked in the assigned parking area on a permanent basis, subject to 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 area. If the Association chooses, it may implement a plan to issue permit stickers to the Owners/ Tenants, in which case each Owner/Tenant must use the permit sticker assigned to him or her. (The sticker is to be displayed on the vehicle on the inside or outside of the rear window, in the lower left corner.) A copy of the "EXHIBIT C" parking schematic is attached.
- B. "Permanent basis" shall be defined as overnight parking for more than one (1) night per week by an Owner/Tenant.
- C. "Visitor parking" shall be defined as overnight parking by an authorized guest 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 standard visitor ID card in the windshield. Standard visitor ID cards will be issued to the Owners/Tenants of each unit and will identify the unit being visited.

- D. Any parking spaces not assigned to Owners/Tenants are for guest parking only. If Owners/Tenants own more than two (2) vehicles, any additional vehicles will have to be parked on Reka Drive or at some other off premise location.
- E. Every vehicle parked in the common parking area must be moved at least every seven (7) days unless otherwise pre-approved by the Board. This includes assigned spaces, guest spaces and the Recreational Vehicle Storage Area.
- F. Only one (1) vehicle shall be allowed to be parked in a parking space. Two (2) spaces are assigned to each unit with a carport, one vehicle in the carport with the other parked behind it, except G-2, G-3, G-4, G-6, and H-1 through H-6. Units without carports are assigned two (2) parking spaces in the general parking area. (See attached schematic)
- G. The speed limit in the parking area is 5 MPH.
- H. No parking is permitted in front of the dumpsters or the Recreational Vehicle Storage Area. This area must be kept clear to ensure that the dumpsters can be emptied and that the Recreational Vehicle Storage Area is accessible to a recreational vehicle and for snow storage.
- I. No parking is permitted in front of walkways, the fire hydrant, or in the entrance way to the project. These no parking zones provide access for Firemen and are a condition of insurance.
- J. No major repairs shall be made on any vehicle while parked in the complex, whether in an assigned space, guest space, or in the Recreational Vehicle Storage Area.
- K. Non-operational vehicles may not be stored in the complex, whether in an assigned space, guest space, or in the Recreational Vehicle Storage Area. A vehicle with a flat tire, expired plates, or one that has not been moved for seven (7) consecutive days is considered non-operational.
- L. No parking is permitted along the chain link fence and no vehicle shall be parked in such a manner that it will block the exit or entrance of any other vehicle in any parking area.
- M. Oversized Vehicles and Vehicles Extending into Areas Where Parking Is Restricted or Prohibited:
 - a. Vehicles shall not, at any time, extend into the fire and emergency vehicle access lane, delineated by red lines or parking area so as to impede traffic or restrict access.
 - b. Vehicles may not extend beyond the rear uprights of carports when the parking lot is being cleared for snow removal.
 - c. Extra long bodied vehicles that block access by garbage trucks or emergency vehicles may not be parked between buildings b and f at any time. (See parking schematic) Adopted 6/10/02
- N. Snow Removal. While it is snowing and after it stops, all vehicles must be removed from the parking lot from 1pm to 4pm on workdays until the entire parking lot has been plowed. When snow plowing is in progress, vehicles cannot be returned to assigned outside parking spaces until the plowing has been completed. On weekends or holidays vehicles "WILL NOT" have to be moved until the next workday.

O. Sharing Carports: On workdays during snow removal, a vehicle with a current parking sticker may park in the carport space of another Unit while snow is being plowed, provided that the Owner/Tenant is not expected to return during the time that the snow is being removed. If the Unit Owner or Tenant returns unexpectedly, the vehicle must be moved immediately upon request.

P. Owners who do not provide Tenants with the necessary vehicle registration forms and a copy of the Bylaws, which include the Policy Resolutions are subject to a \$100 fine and may be liable for their Tenants' impoundment and towing charges.

Q. The Owners/Tenants are responsible for notifying their guests, repairmen, movers, or any other visitors of the provisions of this Policy Resolution and may be liable for any subsequent impoundment or towing fees.

R. Remedies or penalties for parking violations: vehicles found to be in violation of this resolution are subject to towing at the vehicle owner's and/or unit owner/tenant's expense without written or verbal notice. Vehicles blocking snow removal will be towed without notice. A fine of \$50 for the first violation and an additional \$100 for each repetition or continuation of the violation may be levied against the unit and unit owner responsible for the vehicle, in addition to any other remedies or costs implemented against the owner such as having the vehicle-towed or impounded

An improperly parked vehicle is subject to a fine for each date on which it is improperly parked unless it is blocking another vehicle, building access or it is parked in a safety zone such as the fire lane or by the hydrant, in which case it is subject to a fine for each hour the violation continues.

Any vehicle which has been improperly parked in the project is subject to tow/impound at any time afterward until the vehicle has been removed from the parking space. Adopted 6/10/02

S. Rules and regulations regarding the Recreational Vehicle Parking Area are addressed under Resolution No. 24.

READOPTED: April 8, 1996

POLICY RESOLUTION NO. 20

PARKING POLICIES

ADOPTED 6/5/95

WHEREAS, Article IV, Section 2 (k), of the Bylaws assign the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Unit Owners' Association and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by the Bylaws required to be exercised and done by the Unit Owners' Association; and

WHEREAS, Article IV, Section 2 (d), of the Bylaws enables the Board of Directors to make and amend Rules and Regulations governing the Units and Common Elements or any of them; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all residents, the Board deems it necessary and desirable to establish further regulations to carry out the provisions in the Condominium Instruments regarding parking;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Each unit shall be allowed to have two (2) vehicles parked in the assigned parking area on a permanent basis, subject to 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 area. If the Association chooses, it may implement a plan to issue permit stickers to the Owners/Tenants, in which case each Owner/Tenant must use the permit sticker assigned to him or her. (The sticker is to be displayed on the vehicle on the inside or outside of the rear window, in the lower left corner.) A copy of the "EXHIBIT C" parking schematic is attached.

2. "Permanent basis" shall be defined as overnight parking **for more** than one (1) night per week

by an Owner/Tenant.

3. "Visitor parking" shall be defined as overnight parking by an authorized guest 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 standard visitor ID card in the windshield. Standard visitor ID cards will be issued to the Owners/Tenants of each unit and will identify the unit being visited.

4. Any parking spaces not assigned to Owners/Tenants are for guest parking only. If Owners/Tenants own more than two (2) vehicles, any additional vehicles will have to be parked on Reka Drive or at some other off premise location.

5. Every vehicle parked in the common parking area must be moved at least every seven (7) days unless otherwise preapproved by the Board. This includes assigned spaces, guest spaces and the Recreational Vehicle Storage Area.

6. Only one (1) vehicle shall be allowed to be parked in a parking space. Two (2) spaces are assigned to each unit with a carport, one vehicle in the carport with the other parked behind it, except G-2, G-3, G-4, G-6, and H-1 thru H-6. Units without carports are assigned two (2) parking spaces in the general parking area. (See attached schematic)

7. The speed limit in the parking area is 5 MPH.

8. No parking is permitted in front of the dumpsters or the Recreational Vehicle Storage Area. This area must be kept clear to ensure that the dumpsters can be emptied and that the Recreational Vehicle Storage Area is accessible to a recreational vehicle and for snow storage.

9. No parking is permitted in front of walkways, the fire hydrant, or in the entrance way to the

project. These no parking zones provide access for Firemen and are a condition of insurance.

10. No major repairs shall be made on any vehicle while parked in the complex, whether in an assigned space, guest space, or in the Recreational Vehicle Storage Area.

11. Non-operational vehicles may not be stored in the complex, whether in an assigned space, guest space, or in the Recreational Vehicle Storage Area. A vehicle with a flat tire, expired plates, or one that has not been moved for seven (7) consecutive days is considered non-operational.

12. No parking is permitted along the chain link fence and no vehicle shall be parked in such a manner that it will block the exit or entrance of any other vehicle in any parking area.

13. Vehicles shall not extend into the parking area so as to impede traffic or restrict access. This includes vehicles that extend beyond the rear uprights of carports when the parking lot is being cleared for snow removal and the extra long bodied vehicles that block access by garbage trucks when parked between buildings B and F. (See parking schematic)

14. Snow Removal. While it is snowing and after it stops, all vehicles must be removed from the parking lot from 1pm to 4pm on workdays until the entire parking lot has been plowed. When snow plowing is in progress, vehicles cannot be returned to assigned outside parking spaces until the plowing has been completed. On weekends or holidays vehicles "WILL NOT" have to be moved until the next workday.

15. Sharing Carports: On workdays during snow removal, a vehicle with a current parking sticker may park in the carport space of another Unit while snow is being plowed, provided that the Owner/Tenant is not expected to return during the time that the snow is being removed. If the Unit Owner or Tenant returns unexpectedly, the vehicle must be moved immediately upon request.

16. **Owners who do not provide** Tenants with the necessary vehicle registration forms and a copy of the Bylaws, which include the Policy Resolutions are subject to a \$100 fine and may be liable for their Tenants' impoundment and towing charges.

17. The Owners/Tenants are responsible for notifying their guests, repairmen/ movers, or any other visitors of the provisions of this Policy Resolution and may be liable for any subsequent **impoundment or towing fees.**

18. Vehicles found to be in violation of this resolution are subject to towing at the vehicle owner's and/or Unit Owner/Tenant's expense without written or verbal notice. Vehicles blocking snow removal will be towed without notice. A fine of \$50 may be also be levied against the Unit Owner responsible for the vehicle, whether the vehicle is towed or not.

19. Rules and regulations regarding the Recreational Vehicle Parking Area are addressed under Resolution No. 24.

ADOPTED: June 5, 1995, *Preston Gant* Preston G. Gant, PRESIDENT

REVIEWED: _____, 199

RE-ADOPTED: _____, PRESIDENT

REVIEWED: _____, 199

RE-ADOPTED: _____, PRESIDENT

POLICY RESOLUTION NO. 20

PARKING POLICIES

ADOPTED 6/5/95

WHEREAS, Article IV, Section 2 (k), of the Bylaws assign the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Unit Owners' Association and further states that the Board may do all such acts and things as are not by the Condominium Act, the Declaration or by the Bylaws required to be exercised and done by the Unit Owners' Association; and

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2. "Permanent basis" shall be defined as overnight parking for more than one (1) night per week

AMENDMENT TO POLICY RESOLUTION 20 SECTION R


June 10, 2002

R Remedies or penalties for parking violations: vehicles found to be in violation of this resolution are subject to towing at the vehicle owner's and/or unit owner/tenant's expense without written or verbal notice. Vehicles blocking snow removal will be towed without notice. A fine of \$50 for the first violation and an additional \$100 for each repetition or continuation of the violation may be levied against the unit and unit owner responsible for the vehicle, in addition to any other remedies or costs implemented against the owner such as having the vehicle towed or impounded

An improperly parked vehicle is subject to a fine for each date on which it is improperly parked unless it is blocking another vehicle, building access or it is parked in a safety zone such as the fire lane or by the hydrant, in which case it is subject to a fine for each hour the violation continues.

Any vehicle which has been improperly parked in the project is subject to tow/impound at any time afterward until the vehicle has been removed from the parking space.

Adopted this 10 Day of June 2002

 , President
Mountain Ash Condominium Association

AMENDMENT TO POLICY RESOLUTION 20 SECTION M

June 10, 2002

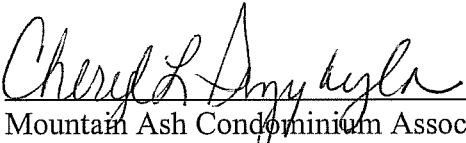
M. Oversized Vehicles and Vehicles Extending into Areas Where Parking Is Restricted or Prohibited:

a. Vehicles shall not, at any time, extend into the fire and emergency vehicle access lane, delineated by red lines or parking area so as to impede traffic or restrict access.

b. Vehicles may not extend beyond the rear uprights of carports when the parking lot is being cleared for snow removal.

c. Extra long bodied vehicles that block access by garbage trucks or emergency vehicles may not be parked between buildings b and f at any time. (See parking schematic)

Adopted this 10 Day of June 2002

 Cheryl L. Smyth, President
Mountain Ash Condominium Association

PR 04 05 10 PARKING

II. Damage to Association Common Areas has resulted from vehicles backing into parking spaces. The damage is generally a result of bumpers, trailer hitches etc. hitting the building or of exhaust deposits being blown onto buildings. This damage is an unnecessary cost to the Association. It is therefore resolved that:

A. All vehicles shall be parked head or front in, in all common or limited common parking areas of the Mountain Ash Condominium.

B. Any vehicle backed into a parking space shall be in violation of this rule and subject to fines and immediate tow and impound in accordance with the parking rules and policies of the Association.

C. Any damage to common or limited common areas of the project due to improper parking shall constitute additional violation of the Association rules. The owner of a unit responsible for the damage shall be subject to fines for the violation in addition to being assessed the costs of repairing the damage.

D. If an owner has a vehicle that exhausts to the side and the exhaust is directed against common or limited common property, the owner of the vehicle shall take whatever measures are necessary to prevent damage to the property. If protecting the common property requires modification of any kind to the common property permission to make the modification from the Board of Directors is required.

E. Unit owners are responsible, at all times, for any damage to common property done or caused by themselves, their guests or invitees, their tenants, guests or invitees of their tenants as well as for fines assessed against any of the aforementioned parties for violations of Association rules.

Adopted this 10th day of May, 2004.

 , President
Cheryl Przybyla

Mountain Ash Condominium Association, Inc.

Amendment to Policy Resolution 20, Parking Policies

Section C is amended to read: Visitors must have permission from the Board to park in visitor parking in the complex for more than seven (7) consecutive or cumulative nights per month. Visitors parked in an assigned resident space with a visitor pass for the unit the space is assigned to are not subject to the seven (7) day limit.

Resolved and adopted by the Board September 9, 2003.

Certified by *Cheryl Przybyla* this 7 day of
Cheryl Przybyla President

October 2003.

MOUNTAIN ASH CONDOMINIUM ASSOCIATION

POLICY RESOLUTION AMENDMENT 2005 12 12

PARKING

I. Need for rule amendment: Improperly parked vehicles are an ongoing problem in the complex. This is especially true with regard to unidentified vehicles parked in visitor spaces which are either oversized and block access or fire lanes to the buildings or which are not removed for snow plowing making it difficult or impossible to properly plow the driveway and parking spaces, therefore, the Board of Directors of Mountain Ash Condominium Association, Inc., hereby adopts and adds the following amendments to the parking policies:

A. All vehicles parked on Association property belonging to or at the invitation of a unit owner, resident or invitee must display a valid I.D. sticker or a visitor pass. The unit owner and the unit responsible for any vehicle parked on Association property without a valid I.D. sticker or visitor pass is subject to fines in accordance with the Association fine schedule and policies.

B. In addition to any fines assessed by the Association, any vehicle parked on Association property that does not display a valid I.D. sticker or visitor pass is also subject to immediate tow and impound, without notice, at the vehicle owner's expense.

C. The unit owner and the unit responsible for any vehicle being parked in violation of parking rules or policies, when the vehicle interferes with the conduct of Association operations such as but not limited to snow plowing, grounds maintenance or building maintenance is also subject to additional fines for interfering with Association operations as well as assessments for additional costs incurred by the Association due to the improperly parked vehicles.

D. The unit owner and the unit responsible for any vehicle being parked in violation of parking rules or policies, when the vehicle interferes with another Association member's proper use of common, limited common or individual property in the project including, but, not limited to unit maintenance or parking is also subject to additional fines for interfering with another resident's proper use of property and facilities in the complex as well as assessments for additional costs incurred by the Association or other owners or residents, due to the improperly parked vehicles.

E. If a vehicle interferes with another Association member's proper use of common, limited common or individual property in the project including, but, not limited to unit maintenance or parking, the vehicle may also be towed by the unit owner affected by the improper parking or by the Association, with or without a request from the affected unit owner to have the vehicle towed, without notice to the vehicle owner or resident of the responsible unit, at the expense of the vehicle owner.