

SPRING MILLS SUBDIVISION UNIT OWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 2020-11

REVISED PARKING RULES AND REGULATIONS

WHEREAS, Article III, Section 17 (f) of the Spring Mills Subdivision Unit Owners Association, Inc., ("Association") Bylaws, the Association's Board of Directors (Board) has the authority to make and amend rules and regulations;

WHEREAS, Article XII, Section 2 of the Declaration provides restrictions related to parking:
and

WHEREAS, the Board deems it necessary, prudent and in the best interest of the Association to adopt and clarify the vague terms in Section 2, and provide additional rules and regulations for parking;

THEREFORE, IT IS RESOLVED that the Board of Directors hereby adopts this Resolution for Parking Rules and Regulations, which supersede and replace in their entirety any previously adopted rules and regulations that address the same subject matters as addressed herein:

1. The term "vehicles" is limited to properly licensed and inspected, operable over-the-road vehicles and does not include inoperable, off-road or toy vehicles which may be covered in other sections of the Declaration. Such vehicles may be stored within a garage and out of sight from the community.
2. The term "off street parking" is defined as paved or graveled areas adjacent to the dedicated streets for the temporary parking of residents and invitees.
3. "Temporary and unusual irregular overflow parking" is defined as additional street parking for residents and invitees in excess of the off street parking described above. In any case, temporary and unusual parking on the streets shall not restrict traffic or prevent emergency vehicle access.
4. "park on a regular... basis" is defined as repeated parking.
5. "... continuing basis" is defined as repeated parking in less than 72 hours.
6. The "Two (2) registered vehicle" restriction is considered unduly restrictive.
7. Parking is not permitted on grassy or planted areas, i.e. in front or back yards.
8. Parking is not permitted on sidewalks, nor should sidewalks be blocked at any time.

9. Parking is only allowed in driveways, garages, and in designated, paved parking areas. Street parking and double-parking is prohibited.
10. Guest parking, park & pool parking on common properties is for the temporary parking convenience of guests and invitees, not for ongoing parking or storage of excess vehicles from the residential properties.
11. Temporary and unusual overflow street parking is restricted to recognized holidays including but not limited to Thanksgiving, Christmas, Memorial Day, etc. (For special family events such as birthdays, graduations, anniversaries, reunions, etc., notice to the Association is recommended). Normal parking restrictions resume within 24 hours of the event.
12. No trucks larger than $\frac{3}{4}$ ton capacity, no commercial vehicles, camper tops, or mobile or stationary trailers of any kind shall be permitted to remain on any lot.
13. No unregistered vehicles of any kind, including, but not limited to, automobiles, trucks, pickups, buses, motorcycles, vans, motor homes, trailers, boats, farm tractor and equipment, or recreational vehicles shall be parked, stored, or in any way maintained on any street, right-of-way or Common Area or on any Unit, except within a garage or other permitted improvement on the Unit.

PARKING VIOLATIONS MAY BE ENFORCED BY THE FOLLOWING METHODS:

- Parking violations on private property are subject to fine; violations along streets or common area are subject to fine and/or towing.
- "Regulations and fines adopted by the Association" may include a daily escalating fine for continuous violations and/or an escalating fine for repeated periodic violations.

Herewith adopted by the Board of Directors of the Spring Mills Subdivision Unit Owners Association, Inc., to become effective immediately.



Board President, Spring Mills Subdivision UOA, Inc.

19 Nov 2020

Date