

MASON OAKS

Community Association, Inc.

Community Parking and General Vehicular Rules and Regulations

March 1, 2020

Community Code # 3

PARKING AND GENERAL VEHICULAR RULES AND REGULATIONS

Introduction:

These rules and regulations have been adopted by the Board of Directors to regulate parking and other vehicular matters within the Mason Oaks community, including commercial vehicles, trucks, trailers, boats and recreational vehicles.

The purpose of these rules is to promote the safety and welfare of residents, while preserving and protecting property values within the Mason Oaks community.

The following rules and regulations shall apply to all vehicles meeting the criteria set forth herein without regard to the type or designation of license plates affixed to the vehicle

- A. Private dwelling units: Vehicles may be parked only within a garage or on the paved section of a driveway on the property of a private dwelling unit. Garages should not be converted to storage spaces or other uses.
- B. Community-owned property: Vehicles may be parked only on paved sections of any community owned private streets where intended for vehicle parking and designated parking areas. All vehicles must be parked within curb markings where markings are provided.
- C. No Campers, Recreational Vehicles and trailers will be permitted on Community property/roads other than to gain access for garaging on the property of a private dwelling unit. No camper or recreational vehicle or trailer may be stored on community property other than in a location specifically designated for such use, if any.
- D. Boats: Any device or structure, of any material, designed primarily for use by one or more persons as a flotation device upon a body of water. No boats will be permitted on the property of a private dwelling unless garaged. No boat will be permitted on community roads other than to gain access for garaging on the property of a private dwelling unit. No boat may be stored on Community property other than in locations specifically designated for such use, if any.
- E. Oversized vehicles are not permitted to be parked on Community property/roads. (Any vehicle exceeding 240 inches (20') in length, or 84 inches (7'0") in width, or 90 inches (7'6") in height, except for modified pickup trucks or sport utility type vehicles that may exceed these dimensions and are used for personal passenger carrying use and not commercial use. Any vehicle with more than four wheels on the roadway, except for "Dually" type pickup trucks that are used for personal passenger carrying use and not commercial use.)

It is intended hereby to permit only the parking of passenger type motor vehicles within the Community in keeping with the spirit and intent of the Declaration of Covenants, Conditions and Restrictions to promote and maintain a residential community. Such vehicles are commonly recognized as sedans, coupes, hardtops, convertibles, SUV's, trucks and vans designed for personal passenger carrying use, which meet the size limitations hereinbefore set forth except as noted, and which do not fall within the prohibitions relative to recreational or camper vehicles, or commercial vehicles.

- F. **Prohibited Structures and Vehicles:** No vehicles shall be allowed on any Lot or portion of the Common Area unless they display a valid current license or registration unless garaged. No recreational vehicles, boats, boat trailers, trailers of any kind or vehicles displaying commercial signage or trucks with carrying capacity over two and one-half (2-1/2) tons shall be allowed on any Lot or portion of the Common Area unless stored in a garage and out of public view. This restriction shall not apply to any vehicles that the builder may require during construction and sales period or involved in work for the HOA or on a homeowners residence. The Association shall have the right to tow and remove from the Property (at the expense of the Owner of such vehicle) any vehicle in violation of this Declaration or any adopted Rules and Regulations.
- G. **Other Restrictions:** In order to avoid unsightliness, the following restrictions are also established:
 - a. **Extensive repairs:** No work or dismantling of vehicles, boats or machinery of any type (other than routine maintenance and cleaning) is permitted on community property, or outdoors on the property of a private dwelling unit.
 - b. **Unlicensed, Inoperative or Abandoned vehicles:** A vehicle shall be considered inoperative or abandoned if it shall remain upon the community property, including private streets in the community, for a period in excess of seventy-two (72) hours, unless reasonable cause shall be shown, such as vacation or other valid reason, by the owner thereof. In addition, no unlicensed driver is permitted to operate a motor vehicle on the community-owned property.
 - c. **Motorized Vehicles:** The operation of motorized vehicles of any type, including, but not limited to, golf carts, all-terrain vehicles ("ATVs"), or "side by sides", on the streets within the Mason Oaks community is subject to the laws of the State of North Carolina, and the operation of motorized vehicles on community-owned property is prohibited.