



Camden Townhomes at Cary Park Owners Association, Inc.

May 5, 2022

Dear Camden Townhome Owner:

We are aware of the parking situation and have been working towards a resolution. It is our understanding that some residents park several vehicles in the street at a time leaving other residents with nowhere to park. We are therefore implementing a resolution that we feel will be fair to everyone.

Please find attached a placard specific to your residence. Moving forward, each residence in Camden Townhomes will be permitted only one vehicle in total to be parked in the street at any given time. Street parking is anything other than your garage and/or driveway. The vehicle must have the placard hanging from the rear-view mirror or be at risk of being towed at the owners' expense. We feel that this will prevent anyone from monopolizing multiple spaces, and at the same time will provide each homeowner with the potential of a guest parking spot.

ACE towing will be patrolling regularly and has been instructed to tow any and all vehicles without a placard on display. ACE will start looking for placards and removing vehicles **30 days** from the date on this letter thereby allowing any homeowners who rent out their units' ample time to notify their tenants of the new rule.

Please also review the enclosed parking rules that are in the Camden Townhomes Rules & Regulations Handbook. This is posted on the website if you wish to review it in its entirety.

Sincerely,

Camden Park Townhomes at Cary Park, Board of Directors

c/o Elite Management Professionals, Inc
1401 Sunday Drive Suite 116 ~ Raleigh NC 27607
Phone: (919) 233-7660 ~ Fax: (919) 233-7661

8.0 PARKING & TOWING

- 8.1** This section applies to all residents, whether homeowner or tenant parking. Under the terms of the covenants-Article VIII, Section 15, the Executive Board has the authority to adopt, publish and enforce rules and regulations governing all Common Elements and all Lots. Due to safety concerns and traffic flow concerns, parking shall be restricted in certain areas of the community. **Homeowners are encouraged to use their garages and driveways for parking vehicles, not the streets.**

Note: Proper parking is required, and towing is enforced.

Parking within the community will be routinely monitored by ACE Towing.

8.2 No Parking Areas

Residents shall regularly park on their driveways or in their garages. Street parking spaces are available for guests or short-term, temporary parking by residents on a first-come, first-serve basis and require the placard to be displayed. Residents should only have the number of vehicles in the community that can be parked on their private property (i.e. driveway and/or garage). Residents SHALL NOT park or store extra vehicles in the street parking spaces. Any space other than your driveway or garage is considered street parking. Each residence is assigned a vehicle placard which must be hung on the rearview mirror to park anywhere other than your garage or driveway. Vehicles parked anywhere other than your garage or driveway without a visible placard will be towed. Vehicles may park only in spaces properly **marked with WHITE PAINT**, as available. For the safety of all our residents, some parking spaces have been removed from areas deemed unsafe, such as Summerhouse Road. Therefore, spaces marked with **BLACK PAINT ARE NOT PARKING SPACES.**

Parking is specifically prohibited in these areas:

8.2.1 On sidewalks.

8.2.2 On lawns.

8.2.3 Any area not properly marked by a WHITE parking line is not a parking space. **NO PARKING ZONES are clearly painted “No Parking” in red near fire hydrants.**

8.2.4 Any area marked by “No Parking” signs.

8.3 Abandoned or Inoperable Vehicles

Any vehicle parked upon the property (whether in a marked space or not) must be operational, properly licensed, tagged, inspected, and insured (& have a hanging placard). Inoperable conditions shall include, but not limited to flat tires, heavy damage, leaking fluids, and expired license plate. Street parking spaces are not provided to store extra vehicles. Vehicles parked in a street parking space for more than 72 hours will be towed at the owner's expense.

8.4 Commercial Vehicles

Commercial vehicles may be parked only in garages and shall not be parked in driveways or on the streets. Commercial vehicles include, but are not limited to:

- I. Commercial signage, including vehicle wraps & magnetic signs.
- II. Company logo anywhere on the vehicle.
- III. Commercial license plate.
- IV. Ladders or other tools of the trade in plain sight on the vehicle.
- V. Any vehicle with a gross vehicle weight rating of more than 10,000.
- VI. Vehicle designated to transport more than 10 passengers.
- VII. Vehicle of any size that is used to transport hazardous materials.
- VIII. Buses of any kind.
- IX. Semi-tractor trailer.
- X. Limousines.
- XI. Hearses.

8.5 Angled/double parking

Angled or doubled parking is not permitted. Vehicles must always, be parked within the confines of a single parking space, painted with **WHITE PAINT**.

8.6 Damage to Property Caused by Vehicles

Homeowners will be held responsible for all damage to the property including lawns, trees, shrubbery, underground pipes, irrigation pipes, curbs, etc. caused by vehicles owned by the property owner, their tenant(s), or guest(s).

8.7 Trailers. Boats and other Recreational Vehicles

Trailers, boats, and other recreational type vehicles shall not be parked upon the property unless prior written approval is obtained from the Board of Directors. These items may be stored inside garages only.

8.8 Enforcement

All vehicles parked in violation of these Rules and Regulations will be towed at the expense of the owner.

8.9 Towing

Vehicles are towed at the discretion of the towing contractor. The property is regularly patrolled, and illegally parked vehicles will be towed at the OWNER'S EXPENSE

8.0 Disputes

Disputes over towing should be addressed to the towing company.