

March 9, 2022

Dear Weston Place Homeowners and Residents:

The Weston Place Parking Map is included in this mailing and can be found at www.casnc.com or by emailing MichaelD@casnc.com. This map and the following rules are effective as of **03/18/2022**. This version supersedes all other parking communications.

WHEREAS, Article VIII, Section 15 of the Declaration provides as follows:

Section 15. Interpretation. In all cases, the covenants and restrictions herein contained shall be construed and interpreted in a manner which, in the opinion of the Board of Directors, will best affect the intent of the general plan of development and maintenance herein set forth. Subject to the terms of this Article and the Board's duty to exercise business judgment and reasonableness, the Board may modify, cancel, limit, create exceptions to, or expand the restrictions contained herein and may create, modify and enforce reasonable rules governing the use of the Property consistent with the law and with other provisions in this Declaration. The Board shall send notice to all Owners concerning any new or amended restrictions or rules prior to the date that such restrictions or rules go into effect. For this purpose, notice may be sent to each Owner by U.S. mail, hand delivery, electronic telecommunication or publication in a community notice or newsletter delivered or mailed to each Owner.

WHEREAS, Article VIII, Section 9 of the Declaration provides as follows:

Section 9. Vehicles and Parking. The term "vehicles" as used in this section shall include without limitation automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles. No vehicle may be left upon any portion of the Property except upon a driveway, a designated parking space or within a garage. With the exception of emergency vehicle repairs or commercial vehicles which are temporarily parked for the purpose of servicing a Unit or the Property, no person shall park any commercial vehicles (including but not limited to any type of vehicle with advertising or lettering), recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles or unlicensed or inoperable vehicles within the Property except within a garage.

All Owner and occupant vehicles must be kept and stored when not in use within the Unit's garage space or driveway. Garage doors must remain closed at all times except for entry and exit by vehicles and except for periods not to exceed two consecutive hours for homeowner related maintenance activities. No conversion of garage space to living space shall be permitted.

The Association may promulgate and enforce additional rules and restrictions regarding vehicles and parking privileges on the Units and Common Areas.

The Board has determined that it is in the Association's best interest to develop rules and regulations regarding parking on the Property. Parking in some areas creates a safety hazard to residents due to narrowness of some of the streets, obstruct passage of emergency vehicles, cause damage to sidewalks/curbs, raises aesthetic concerns, and have prompted numerous complaints from homeowners. Langford Valley, Weston Green Loop, Weatherbrook Way and Coventry Glen are all part of the "Common Area" that the Association is charged with maintaining and regulating under the Association's legal documents.

We find it necessary to implement a parking policy and a policy for towing of vehicles that are parked in violation of these rules.

Effective **March 18, 2022** the following parking policy will go into effect:

- (1) Any vehicle parked on one of the above roads and not in a marked parking space, shall be subject to towing.
- (2) Vehicle parked in a “red zone” as shown on the attached map shall be subject to being immediately towed. These are “one-way” streets.
- (3) Overnight parking on any streets of Weston Place (Yellow and Red zones) is not permitted. Vehicles parked on any street between the hours of 12:00 am (Mid-night) to 6:00 am may be towed without notice at vehicle owners’ expense.
- (4) The Association has contracted with Unlimited Recovery towing service for the towing of all vehicles. Unlimited Recovery Towing Service is located at 3201 Durham Dr., Raleigh, NC 27603, and their telephone number is 919-790-9393. If your vehicle is towed, you should call Unlimited Recovery Towing Service directly to arrange for payment of towing and storage costs and reclaim your vehicle.
- (5) Signs are posted in the community informing Owners and guests of the name, address and phone number of the towing company.
- (6) Homeowners wishing to report parking violations should call 919-263-3883 to report same. Only our community management company, CAS, Inc., has the authority to order a vehicle to be towed. Homeowners may not contact the towing company directly to have an offending vehicle towed. The towing company is authorized to make rounds within the Weston Place neighborhood, especially during the hours of 12:00 a.m. to 6:00 a.m.

In addition to the foregoing:

1. Vehicles are prohibited and may be subject to towing without warning if:

- Parked on the sidewalk (this includes moving trucks or utility vehicles)
- Parked on the grass
- Parked so that they are blocking a fire hydrant

2. Parked vehicles may be subject to towing without warning if:

- Parked anywhere marked “red zone” on the attached Weston Place Parking Map
- Parked on any streets of Weston Place (yellow or red zones) between the hours of 12:00 am (Mid-night) to 6:00 am.

3. Stopped vehicles are allowed in the “red zone” areas temporarily for loading/unloading only.

When loading/unloading is complete, the vehicle must be moved. If a vehicle is parked in the red area and is unattended, it may be subject to towing without warning. Reminder that #1 still applies.

4. Parked spaces at the mail kiosk are for pick up/drop off of mail only and not permanent or long-term parking.

Cars that are parked in any of the three (3) spaces for an extended amount of time or left unattended may be subject to towing without warning.

5. Visitor parking lots are for temporary guests only.

Visitor spaces including the Pool parking lot and the two guests parking lots on Weston Green Loop may not be used for additional parking for resident vehicles (for example, a third vehicle owned by a resident parked in guest parking areas).

Homeowners, renters, and tenants are not considered visitors and as such should not park in visitor spaces. Visitor spaces including the Pool parking lot, mail kiosk, and the two visitors parking lot on Weston Green Loop may not be used for additional parking for resident vehicles.

Any vehicle believed to belong to a homeowner, renter or tenant which is routinely seen in the visitor parking lots may be subject to towing without warning.

EXCEPTION: a homeowner, renter or tenant may TEMPORARILY use the visitor parking if,

- Attending and using the community pool or cabana
- Using the mail kiosk
- Work is being done on home, garage or driveway such that it is not practical to access their garage or driveway
- A homeowner, renter or tenant should seek approval from Management Company or Board of Directors if needing to use visitor parking for more than 24 hours

Visitors using the visitor spaces for more than three days must have approval from the Management Company or Board of Directors, or may be subject to towing without notice. All homeowners are responsible for ensuring that their family members, visitors, and any tenants observe and comply with all rules and regulations as adopted by the Board of Directors.

6. Areas marked as “Yellow Zone” on the parking map are for Limited Use Parking.

Street parking should be a rare occurrence. A vehicle should not be parked on one side of the street if the other side already has a car parked there. Parking within "Yellow Zones" is allowed between the hours of 6:00 a.m. and 11:59 p.m. only.

7. Penalties

Any vehicle parked in violation of these rules may be subject to towing as set forth above. The Association has contracted with Unlimited Recovery, 919-790-9393 for towing of all vehicles subject to this policy. Owners of towed vehicles are solely responsible for all costs associated with towing and storage of their vehicles. Weston Place POA will not be responsible for any damages to the vehicle or for costs incurred from towing. Homeowners are responsible for sharing this information with their visitors and guests. Homeowners that do not live in Weston Place need to relay this information to their renters. Information on the towing company is posted at the Cary Parkway entrance, Sheldon Drive entrance and at the mail kiosk.

8. Rules and Regulations

The rules and regulations set forth in this policy supersede and replace all rules and regulations set forth in any prior parking policy. This resolution shall remain in effect until otherwise rescinded, modified, or amended by the Board of Directors.

9. Effective Date

The rules and regulation set forth in this policy are effective as of **March 18, 2022.**