

Resolution Establishing Rules and Regulations Concerning Parking of Vehicles in Neuse Crossing Subdivision

Whereas Article IX, Section 2 of the Restated Declaration of Covenants, Conditions and Restrictions for Neuse Crossing Subdivision empowers the Board of Directors of the Neuse Crossing Homeowners Association to formulate, publish, amend and enforce reasonable rules and regulations concerning the parking of any type of vehicle on the Properties; and

Whereas it is the desire of the Board of Directors of the Neuse Crossing Homeowners Association to promote safety, improve appearance and preserve property values in the subdivision by establishing and enforcing parking rules and regulations,

Therefore, be it resolved that the Board of Directors of the Neuse Crossing Homeowners Association establishes the following Rules and Regulations concerning parking.

1. Adequate off street parking shall be provided by the Owner of each Lot for the parking of automobiles owned or used by the Owner, his or her family, tenants, guests or contract purchasers. Off street parking is permitted on drive-ways, parking pads or other areas as may be designated by the Association. On street parking of more than a temporary nature by Lot Owners, their family members, tenants or contract purchasers is expressly prohibited.

2. No boats, trailers, or pop up campers shall be parked on any Lot or on the Common Property, public streets or on any right of way of any roads or streets within the Property, except as follows. Boats, trailers and popup campers may be parked on a cement pad located upon the rear of a Lot or the side of a Lot no nearer to the street than the front of the house, and surrounded by a fence. The cement pad shall be constructed to Wake County standards for cement/pad floor. The surrounding fence shall be constructed to the Neuse Crossing Home Owners Association standards as set forth in the Architectural Review Committee document.

Before construction of the pad and/or fence each homeowner shall submit all required documentation using the standard ARC form to the Architectural Review Committee through the Neuse Crossing Property Management Company.

Motor Homes (RV's), commercial vehicles and trucks over 12,000 pounds gross vehicle weight and tractors shall not be parked on any Lot, on the Common Property, public streets or on any right of way of any roads or streets within the Property or any adjoining Property by any Lot Owner, its family members, tenants or contract purchasers.

3. Motor vehicles may be repaired on the premises of a Lot for a period of time not to exceed 14 days. Vehicles under repair are limited to those owned by Lot owners, their family members, or tenants only. Commercial repair of vehicles on Lots or the Property is prohibited.

4. All motor vehicles parked on public or private streets or in the Permanent Common Open Space are to have valid license plates.

5. No junked or inoperable vehicles are permitted on the Property unless expressly authorized by the Association.

Adopted by the Neuse Crossing HOA Board of Directors June 14, 2005