

TRADEWINDS HOMEOWNERS ASSOCIATION

PARKING POLICY

WHEREAS, Article VII, Section I of the By-Laws of the Tradewinds Homeowners Association grants the Board of Directions the power to adopt and publish Rules and Regulations governing the use of common area and facilities, and the personal conduct of the members and their guests thereon, and to establish fines or penalties for the infraction thereof.

WHEREAS, Article VII, Section 5 of the Declaration states “Recreation Vehicles – All boats or recreational vehicles such as campers or trailers must be parked at designated areas” and

WHEREAS, in order to assume equitable parking arrangements as well as safe and attractive parking areas, the **Board of Directors** wishes to establish parking policies.

THEREFORE, the **Board of Directors** has resolved to adopt the following parking policies:

1. **Recreational Vehicle Parking Areas:** Boats, trailers, campers, and other recreational vehicles may be parked in garages, screened areas, the driveway, or on the driveway side of the house as long as it does not extend past the rear structural frame of the house. These vehicles need to be kept covered and neat in appearance with the grass maintained and trimmed underneath. Any boat/trailer combination or any camper greater than twenty-five feet needs prior written permission from the Association to be stored ANYWHERE in the subdivision.
2. **Designated Parking Areas At Both Ends of Timberbrook:** Both ends of Timberbrook Drive have designated parking areas set up for recreational vehicles and overflow parking. Any vehicle parked in these areas must have a current registration with the Department of Motor Vehicles and must be in operable condition. Parking in these areas is at the owner's risk.
3. **Parking in the Streets of the Subdivision:** Cars shall be allowed to park in the streets of the subdivision for short periods of time, such as when someone is having company and the driveway will not accommodate all vehicles. Consideration should be given to park on one side of the street only so as not to block the streets. This is especially important should an emergency vehicle need to come through. Also, consideration should be given to park in a staggered fashion such that no car is parked opposite someone's driveway.

4. **Parking of Cars:** Cars shall be parked in the driveway or on the driveway side of the house, not extending past the rear structural frame of the house. Grass underneath these cars should be maintained and kept trim and neat in appearance. There shall be no parking of residents' cars on any other areas of the yard. There shall be no parking of residents' cars on the grassy areas of the common area. Unregistered and inoperable vehicles are to be kept in a neat condition such that they do not become and eyesore or a nuisance.
5. **Speed Limit:** The posted speed limit is 15 MPG and must be maintained at all times. Please watch for children playing.

As approved by the Board of Directors September 2004.

Adopted by the Tradewinds HOA Board of Directors January 2003.