

Addison Reserve Homeowners Association, Inc.
Parking and Vehicle Policy and Regulations
Adopted on January 20, 2011

Introduction

According to the recorded bylaws of the Homeowners Association, Article VII, Section 1 (a), "The Board of Directors shall have the power to adopt, amend and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof."

The purpose of this policy is to define and regulate the use of guest parking spaces, provide safe access for residents and for fire, ambulance and other emergency vehicles, and minimize vehicular damage to landscaping and other common property.

Definitions

Resident – The legal owner of, or lawful occupant (by leasehold interest or otherwise) of one or more townhouse units within the association.

Guest – Anyone who is not a resident of the community and is temporarily visiting the community. A guest who will reside at a unit within the community for more than 14 consecutive days will be treated as a resident for the purposes of this policy.

Resident Parking

All units within the community have been allotted two (2) parking spaces. These spaces have been designated as the spaces directly in front of the resident's unit or as close to the unit as possible. Units that have a garage or extended parking pad where more than two vehicles can be completely contained within the parking pad/driveway of that unit may be permitted to park more than two vehicles.

No resident may park in the area in front of another resident's unit without permission from the resident. At no time shall any vehicles, trucks, vans, trailers, construction equipment be parked on the street in the community.

At no time may vehicles be parked in such a way that damages community property or landscaping.

At no time shall anyone park as to obstruct the sidewalk.

Residents should not park in visitors spaces. These spaces are designated for guests only.

Parking/Storage

Roadways, driveways, streets and other exterior parking areas on the Property shall be used by Owners, occupants and guests for fully operable, inspected and registered four wheel passenger vehicles, two wheel motorized bicycles and standard bicycles only.

No recreational vehicles, vans (other than non-commercial passenger vans), mobile homes, trailers, boats, trucks (unless licensed as a passenger vehicle and less than three-quarter ton capacity) or commercial vehicles (whether or not registers as a commercial vehicle with the State Department of Transportation) shall be permitted to be

parked on the Property, except on a day-to-day temporary basis in connection with repairs, maintenance or construction work on the Lot or if entirely enclosed in Lot Owner's garage.

Guest Parking

Guest parking spaces are provided in three (3) different areas in the community, as designated on the Community Map attached to this document.

Prohibited Vehicles

No recreational vehicles or related equipment, including any boat, houseboat, trailer, all terrain vehicle, motor home or "camper" vehicle may be maintained, stored or kept on any portion of the Property, unless stored in an enclosed garage.

Moving Vans/Portable Storage Units

Vehicles used for the purpose of relocation will only be permitted in the community during the time which they are being loaded or unloaded. These vehicles may not park in the community overnight. Where possible, the vehicle should be parked so that it does not obstruct the flow of traffic, and not on grass or landscaped areas. This includes, but is not limited to, commercial moving vans, rental trucks, etc. Any damage caused to landscaping or community property by such vehicles will be billed to the owner of the property serviced by the vehicle.

Portable Storage Units, such as PODS, may be used provided that permission from the Board is requested in advance and in writing, stating the reason for use and the number of days that the unit will be present. The Board may impose reasonable time limits for such units to be present. Portable storage units may not be parked in guest parking areas or on the street, and they may not be placed over utility access points (such as manholes) in the parking pad of any unit. The unit owner will be financially responsible for any damage to parking pads, grass, landscaping, mailboxes, or other community property caused by the delivery, presence, or removal of such units.

Vehicle Repairs

With the exception of minor maintenance of a resident's personal vehicle (motor oil changes, minor tune-ups), the repair or maintenance of vehicles (drive train repair, brake repair, body repair, etc.) shall not be performed in the community. All automotive fluids must be disposed of properly and immediately.

Any vehicle leaking gasoline, oil, or other automotive fluid shall be prohibited from the community.

Repairs for any damages to property resulting from the above activities will be the expense of the resident who causes or permits the activity.

Private Streets are as follows: San Marcos Way, Tierra Del Sol Way, Glenwood Spring Court, & Boca Point

Public Streets are as follows: Aspen Mountain Court, Tierra Del Sol Way & Neuse Wood Drive