Tryon Villas Parking Rules

September 15th 2026

Before moving into Tryon Villas, an HOA community, every homeowner should have requested a copy of the Declaration of Covenants, Conditions and Restrictions. In the CCR's on page 6, section 4 there is a statement related to Parking Rights: "The Association shall regulate and may prohibit the parking of boats, trailers, campers, motorhomes, **motorcycles or e-bikes**, trucks, tractors, or commercial vehicles on the Property or on the right of way of any streets adjoining the Property by any Lot Owner, its family members, tenants, guests or contract purchasers, except as may be permitted by Rules and Regulations to be parked in a closed garage. The repair or extraordinary maintenance for automobiles or other vehicles on Common Areas is prohibited." The following Parking Rules are based upon the Board of Directors regulations and clarification of Section 4 of the CCR's.

Please be aware of two community parking rules:

1. Overnight parking on the street is prohibited (cars or trucks, **motorcycles or e-bikes**).
2. Overnight truck parking in your driveway is **allowed, based on restrictions of the Truck Parking Policy (Exhibit B)**

Arabella Court is very narrow and parking on the street is limited. Maneuvering around vehicles parked on the street is sometimes not easy for homeowners and such maneuvering can be especially difficult for the commercial trucks that by necessity need to drive within our community from time to time. Every home has 4 parking spaces, 2 in the garage and 2 on the driveway. Therefore, please:

3. Park your vehicle in your garage.
4. If you cannot park in your garage, park in your driveway, and
5. If you or your guests cannot park in your driveway, parallel park against our large center island, making every effort not to park behind another neighbor's driveway. Please see the attached map (Exhibit A) showing acceptable parking spaces within our community. These spaces are indicated by the black dots.

If there is any reason why you or your friends/family cannot adhere to the above rules due to a temporary issue, we ask that you advise your HOA Board via Omega Management so that we can be aware of your request.

Where to Park: See Exhibit A for approved parking spaces.

Commercial Vehicles: No commercial vehicle of any type should be parked in our community. This shall not apply to temporary parking of commercial and/or public service vehicles providing service/deliveries to a homeowner.

Vehicle Repairs: No homeowner and/or guest may carry out any vehicle repair in the parking spaces within the community.

Damage to Common Areas: Any damage of any kind to the common areas will be assessed for repair costs and charged to the homeowner.

Parking of Large Vehicles: No homeowner shall be permitted to store, park, or leave any boat, boat trailer, camper, RV, and/or bus on any portion of our community, including the homeowner's 4 parking spaces.

Garage Doors: Always close garage doors at night. The HOA encourages garage doors be closed at all times unless the homeowner is working in their garage. This policy is encouraged by the Cary Police Department to discourage home burglary or theft.

Parking around the Fountain: The fountain is a focal point of our community. Therefore, parking around the fountain is discouraged. Each homeowner should use their four parking spaces, two in the garage and two on the driveway, before considering parking around the fountain. As a last resort, parking around the far side of the fountain closest to the inner island is encouraged (see Exhibit A). And in any case vehicles should never block a homeowner's driveway, which could lead to vehicle damage. If a homeowner is having vendor services performed it is important to notify the vendor of this rule and require that any vehicle improperly parked is moved. It is understood that in some cases heavy equipment vehicles, etc. will require parking on the near side of the fountain. If parking around the far side of the fountain where no driveways are impacted is required it should be for a short duration.

We are aware that special circumstances may arise that preclude a homeowner from adhering to the above rules. Please advise your HOA Board via Omega Management so that we can be aware of your request.

Gary Hicks, HOA President
Warren Gintis, HOA Treasurer
Scott Kelly, HOA Secretary

Exhibit A

Exhibit A

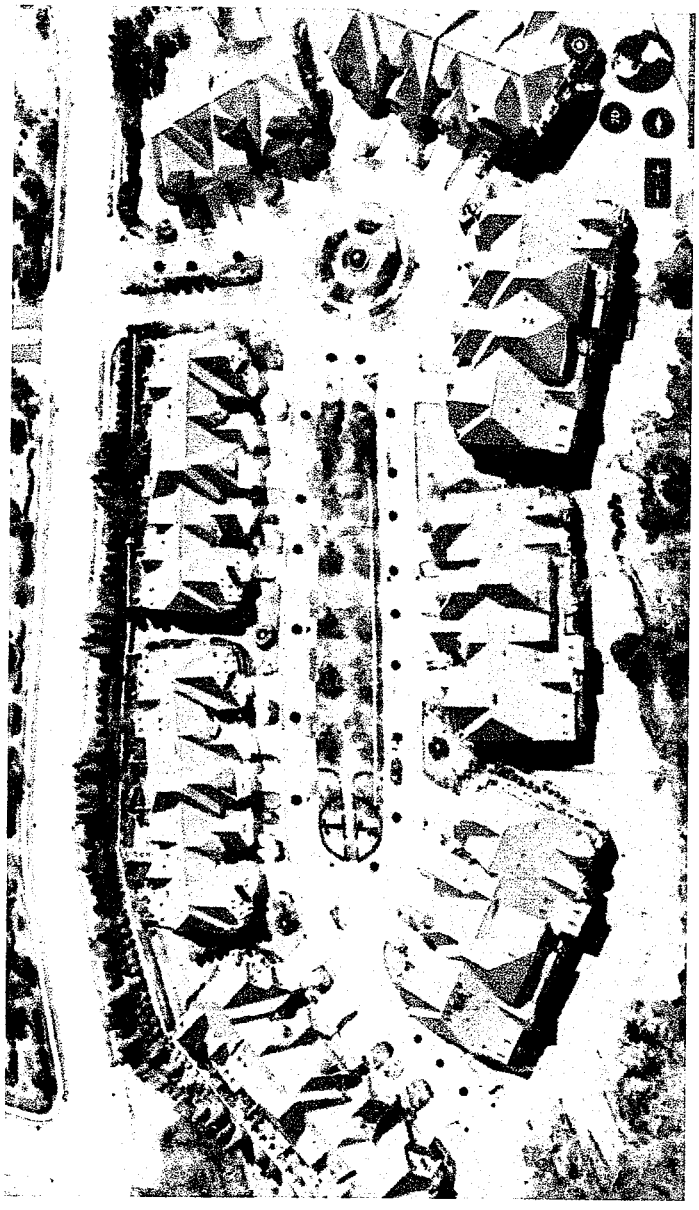


Exhibit B Truck Parking Policy

September 15, 2026

The Association recognizes that pickup trucks have become increasingly common as primary personal vehicles since our community was established. This policy is intended to balance the practical needs of homeowners with the community's longstanding commitment to maintaining an attractive residential appearance.

Purpose

The purpose of this policy is to preserve the aesthetic character of the neighborhood while accommodating residents who own pickup trucks as personal vehicles.

Policy

1. Permitted Vehicle

Each household may have one (1) pickup truck regularly parked within the community under this policy.

The pickup truck must be used primarily as a personal passenger vehicle.

2. Garage Parking Preferred

The Association strongly encourages that pickup trucks be parked inside the garage whenever practical.

A pickup truck that is permitted under this policy must be of a size that allows it to fit completely within the home's garage with the garage door capable of being closed.

3. Driveway Parking

A qualifying pickup truck may be parked in the driveway, including overnight.

Parking on streets remains subject to all existing Association rules and local ordinances.

4. Commercial Appearance Prohibited

Pickup trucks parked within the community may not display commercial advertising, business names, logos, magnetic signs, wraps, or similar promotional materials. Pickup trucks may not have permanently mounted commercial equipment or accessories that create a commercial appearance, including but not limited to ladder racks, pipe racks, utility bodies, tool bodies, compressors, cranes, or similar equipment. Pickup trucks should not exceed 2 axles or exceed 1 Ton capacity.

5. General Condition

Pickup trucks must be currently licensed, operable, and maintained in good condition.

Vehicles that are damaged, inoperable, or in a state of disrepair are prohibited under existing Association rules.

Intent

This policy reflects the Association's desire to preserve the visual appeal of the neighborhood while recognizing that pickup trucks have become a common family vehicle. Homeowners are encouraged to park pickup trucks in their garages whenever possible, with driveway parking permitted only for trucks that comply with the requirements above.