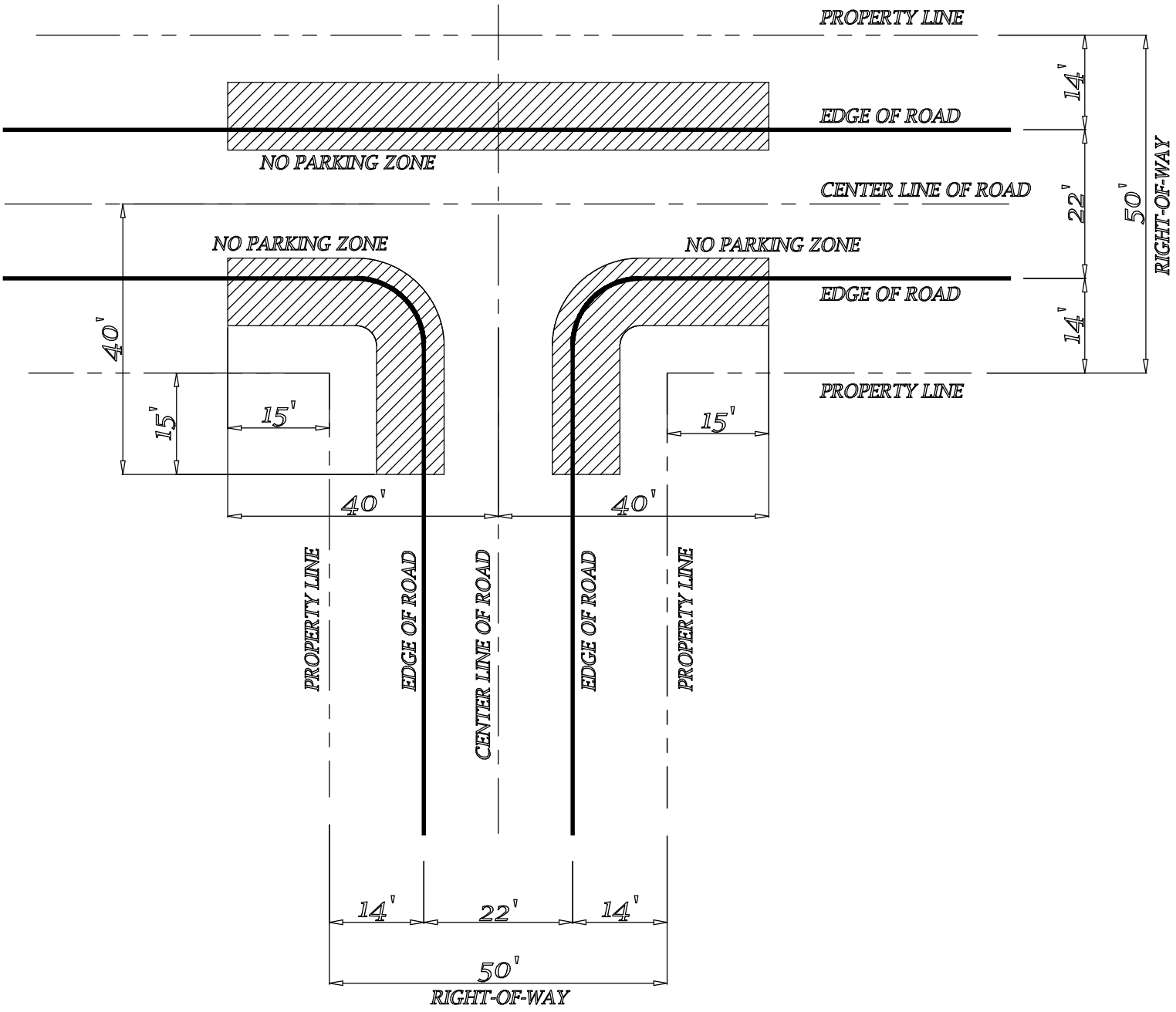
Windsor Estates Community Association

Parking Rules and Regulations

By authority of Article VIII.5 of the Declaration of Covenants of this Association which states in part, "all parking shall be subject to such rules and regulations as the Board of Directors may adopt," the Board of Directors of Windsor Estates Community Association hereby adopts the following Rules and Regulations on this 14th day of May, 2021, which may be from time to time amended at the discretion of the Board.

1. These rules and regulations are in addition to the parking requirements as stated in Article VIII.5 of the Declaration of Covenants of this Association.
2. As stated in the Declaration of Covenants, commercial vehicles that are used by a resident for work on a regular basis may be parked on a driveway for up to 72 consecutive hours by special exception upon written request of the resident. Such special exceptions shall include a caveat stating that any such vehicle may occasionally be parked on a driveway for periods no longer than 7 consecutive days to allow for vacations and other special circumstances, but no more than 6 times annually. In an instance when a resident will be away longer than 7 consecutive days, arrangements must be made to park such vehicle off site.
3. It is the interpretation of the Board of Directors that no automobile, pickup truck or sport utility vehicle shall be considered a commercial vehicle as referenced in Article VIII.5 of the Declaration of Covenants solely because it has lettering or other markings identifying it as belonging to a business or governmental agency. Such vehicles shall not be subject to the limitations on parking stated in that Article.
4. It is the interpretation of the Board of Directors that the Declaration of Covenants does not prohibit parking on the street. Article VIII.5 states in part, "Vehicles shall not be parked on,,,, any portion of the lot other than the garage; however, vehicles may be parked on the driveway…." The street right-of-way is 50' wide while the paved surface is approximately 22' wide. Thereby, a width of approximately 14' on either side of the paved surface is located within the street right-of-way, not on the adjacent lot. Therefore, parking along the street right-of-way is not the same as parking on any portion of the lot and is consequently not prohibited by the above referenced Covenant language.
5. In order to provide safe passage for emergency vehicles, any vehicle that is parked along the street may project onto the paved surface no more than 3' or half the width of the vehicle, whichever is less. The Board recognizes that such parking will be partially on grassed surfaces. However, this does not relieve residents from responsibility for maintaining said grassed surfaces free of erosion as stated in Article VIII.14.i.
6. Notwithstanding the fact that street parking causes vehicles to park partially on grassed surfaces within the street right-of-way, no vehicles shall be regularly parked upon grassed surfaces within any front yard (that portion of the lot between the street right-of-way line and the front façade of the house) unless that area is reinforced with grass paver block or a similar system intended to support vehicular traffic on grass surfaces. One example of a grass paving system can be found at https://standartpark-usa.com/products/hexpave-grass-gravel-paving-system?variant=22115824795737&currency=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&cmp_id=11954162564&adg_id=124317530788&kwd=&device=c&gclid=CjwKCAjw-e2EBhAhEiwAJI5jg-RskYUnwywJcLkol9G-kSmulXzKDkn_LKB4TI0xjYm-D7MwGsM7MhoC3DsQAvD_BwE. Parking in any front yard shall primarily be on a paved surface of either concrete, bituminous, paver blocks or a combination thereof. Front yard parking may be expanded onto a gravel surface, subject to review and approval by the Board of Directors Architectural Control Committee (ACC). Gravel parking must be maintained to prevent weed infestation and migration of the gravel out into the street. Grass paver block or similar systems may also be used to expand ***"overflow"*** parking onto the lawn while avoiding lawn damage, again, subject to review and approval of the ACC.

7. No front yard driveway shall be more than thirty-six (36) feet in width on concrete, bituminous, paver blocks, gravel or any combination thereof.
8. As stated in Section VIII.5 of the Declaration of Covenants, certain vehicles may be kept in a side yard that is hidden from the street and neighboring properties by an opaque fence. However, this does not relieve residents from responsibility for maintaining any grassed surfaces within such side yard free of erosion as stated in Article VIII.14.i. The resident may choose to provide a paved surface for such vehicles to include stone, grass pavers or other grass paving system or any of the paved surfaces allowed in the front yard.
9. Parking of certain vehicles within a fenced side yard as permitted by Section VIII.5 of the Declaration of Covenants shall be limited to one large vehicle (boat, trailer, RV, motor home and the like) at the sole discretion of the Board of Directors. [For purposes of this rule, side yard is that portion of a lot bounded by (1) extension of the front building wall from the front building corner to the side lot line and parallel to the street right-of-way, (2) the side building wall, (3) extension of the rear build wall from the rear building corner to the side property line and parallel to the street right-of-way, (4) the side property line. Corner lots shall be considered to have two front yards, one side yard and one rear yard.] Regular parking of cars, pick-up trucks and sport utility vehicles in the side yard shall also be limited to two vehicles but are not required to be hidden behind a fence.
10. Parking of vehicles in the rear yard is prohibited unless such parking is fully hidden from streets and adjacent properties at the sole discretion of the Board of Directors.
11. Notwithstanding the fact that street parking is permitted, no vehicle may be continuously parked on the street without being moved for a period longer than seven (7) consecutive days. Temporary movement of such a vehicle to break the continuity of the Seven (7) consecutive days shall not be sufficient to establish compliance with this provision. Any vehicle that will remain stationary for a period longer than seven (7) consecutive days shall be parked in a garage or on a paved driveway.
12. Residents are reminded of Section VIII.5 of the Declaration of Covenants which states in part, “no vehicle may be left upon any portion of the Subdivision, except in a garage, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public streets.” That being the case, any vehicle that is parked in plain view that does not have a current valid license plate shall be reported to the Police for towing at the cost of the owner.
13. In accordance with Note 12 on the Final Plat of Windsor Estates as recorded in the Franklin County Book of Maps 2008, Page 175, “no lots shall have access from Pocomoke Road (SR 1127) or NC Hwy 96.” That being the case, residents having a second road frontage onto either of those roads are prohibited from creating a driveway onto them in any form.
14. It is the intent of these Rules and Regulations that all resident’s vehicles be normally parked in the garage and/or on the driveway. Occasional parking of resident’s vehicles on the street right-of-way is permitted. However, residents should normally avoid parking of their own vehicles on the street when space is available in the garage and/or on the driveway. Street parking should generally be reserved for guest vehicles, service vehicles, delivery vehicles and other special circumstances that do not occur on a consistent and repeated basis. Use of garage space for purposes other than vehicular parking shall not justify continual street parking of the resident’s own vehicles due insufficient space on the driveway.
15. No parking shall be allowed which in any way blocks access to a driveway. In order to provide safe access into and out of driveways, no parking shall be allowed immediately across from any driveway.
16. In order to provide safe turning access at intersections, no street parking shall be allowed within 40’ of the centerline of the paved surface along either street in the intersection. This rule is consistent with NCGS 20-162.(a) which states in part, “No person shall park a vehicle,,,, within 15’ of the intersection of property lines at an intersection….” See the attached diagram.



INTERSECTION "NO PARKING ZONE" DIAGRAM