**PIPERS GROVE OWNERS ASSOCIATION**

**PARKING RULES AND REGULATIONS**

Established April 2024

Section 5.06 of the Covenants states that the Board of Directors shall have the right and authority to make, implement and enforce such additional parking rules and regulations and shall have authority to enforce such rules and regulations.

## 1. PARKING

A. Parking is restricted to spaces properly marked by the Association or the property's driveway and garage. Vehicles parked on the street, sidewalk, or common area lawns may be towed without notice at the owner's expense.

B. Angled or double parking is not permitted. Vehicles must, at all times, be parked within the confines of a single parking space.

C. Vehicles may not be parked in a manner that blocks or restricts other homeowners' access to their driveways or the sidewalks. Vehicles parked in a manner that restricts sidewalks or driveways may be towed without notice at the owner's expense.

D. No vehicle may be parked in such a manner that obstructs the safe and free flow of moving motor vehicular traffic including emergency vehicles or obstructs the movement of other vehicles moving into and out of marked parking spaces.

E. Homeowners will be held responsible for all damage to the property including lawns, trees, shrubbery, underground pipes, irrigation heads, curbs, etc. caused by illegally parked cars owned by the property owner, their tenant(s), or guest(s).

F. Vehicles parked on the street or sidewalk, or in a manner that restricts the use of roadways, sidewalks or driveways may be towed without notice at the owner's expense.

## 2. UNMARKED/GUEST PARKING SPACES

Unmarked parking spaces across the community shall be used for purpose of visitors, or temporary parking. Vehicles are not permitted to be stored in these unmarked spaces.

A. Owners or occupants must take advantage of all space in garage and driveway prior to utilizing these spaces.

B. All owners or occupants are entitled to equal and fair use and access to unassigned parking spaces in Piper's Grove OA.

C. To ensure general availability of unassigned parking spaces, owners or occupants will not use such spaces in a manner that denies the use of these spaces to other owners, occupants, or guests for extended periods (monopolizing). Parking spaces may be considered to be improperly used when within one or more of the following:
    a. An owner or occupant vehicle is parked in an unmarked space for greater than ninety-six (96) hours.
    b. By rotating (switching) vehicles from the same household from assigned to a specific unassigned space
    c. Other circumstances that result in the extended use of unassigned parking spaces by members of the same household or their guests/visitors.

**3. PERMITTED AND PROHIBITED VEHICLES**

Only approved non-commercial vehicles may be parked in Pipers Grove Owners Association. An approved vehicle is defined as any conventional passenger vehicle, motorcycle, personal-use van, or pickup truck that is not a "commercial vehicle" as described below:

A. Trailers, boats, motor homes, campers, and other recreational type vehicles shall not be parked upon the property.

B. Commercial vehicles shall not be parked upon the property at any time, excluding below listed provisions (3.C). Commercial vehicles are those within one or more of the following categories:
    a. Vehicles with a gross weight exceeding 7,500 pounds.
    b. Vehicles marked in any way commercial (signs/logos/license plates/numbering/taxi cabs, etc.)
    c. Vehicles equipped with commercial add-ons (ladder racks, roof-top flashing lights, etc.)
    d. Vehicles that have any visible business, trade, or job-related equipment stored in or attached to the exterior of the vehicle (such as ladders, plumbing supplies, mechanical equipment, etc.)

C. Vehicles of utility companies, movers, vendors, trades people, or other commercial activities are permitted to park in the community to conduct business; however, such vehicles shall not be authorized to park upon the property between the hours of 7:00PM and 7:00AM.

D. Any vehicle parked upon the property (whether in a marked space or not) must be operational, properly licensed, inspected, and insured.

E. Vehicles must be in good working order and cannot be inoperative. Vehicles missing parts necessary for operation, such as but not limited to tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals removed, damaged, or

destroyed, shall be deemed a junk or derelict vehicle regardless of the display of a valid State license, registration, or inspection sticker.

F. A vehicle which generates an unreasonably high level of noise, including but not limited to noise from a stereo or sound system within the vehicle, the unreasonable use of the vehicle's horn, unreasonable "revving" of the engine, screech of tires on the pavement, and/or unreasonably loud engine sounds due to the absence of a muffler.

G. Vehicles shall not exceed the posted speed limit.

**4. RESPONSIBILITY FOR GUESTS**

Each Lot owner/occupant is responsible for the conduct of their tenants, guests, or visitors as it relates to the operation, parking, and proper use of vehicles within the Pipers Grove community.

**5. ENFORCEMENT**

A. Any vehicle in violation of the above-stated rules and regulations is subject to towing at the discretion of the Board of Directors or its authorized agents, with or without notice, and shall be responsible for any related fees or fines.

B. All vehicles in violation of these rules and regulations are subject to fines following an opportunity to be heard by the Board of Directors.