

PROHIBITED VEHICLES, PARKING AND GARAGES: As stated in Section 12.8 of the Declaration:

A) "Prohibited Vehicles. Trucks, pickup trucks, motorcycles, mopeds, boats, trailers, motor homes, recreational vehicles, campers, mobile homes, non-street licensed vehicles, vehicles obnoxious to the eye, inoperable vehicles, and commercial vehicles not actively servicing a unit are prohibited from being parked or kept on the condominium property."

B)"Parking: All vehicles,including those of a guest,must be registered with the on-site supervisor.

Parking spaces on the condominium property are for the use of owners or tenants having more than one (1) vehicle and for guests. No more than two (2) vehicles per unit in the aggregate are permitted to be parked on the condominium property by the unit's residents.

Vehicles are not permitted to be parked on the grass. Vehicles shall not be parked in a manner that will block access or egress to common areas, garages or roadways. All vehicles must be registered with the Association under the registration procedures determined by the Board of Directors.

C) Garages: Garage doors must be closed at all times unless the resident is present in the garage.

C I) **Owners must park a vehicle in their assigned garage prior to parking any vehicle in non-garage parking. Owners, tenants or guests may not store personal property in their garage in a manner that would prohibit the parking of a vehicle in the garage.**

C II) No vehicle or property stored in a garage can extend into the common garage area or impede the complete closure of the garage door. An owner who leases his unit is not permitted to store a vehicle or otherwise use his garage for storage in any manner that would prevent the tenant from using that garage for parking during the lease period. Vehicles should not be parked or left unattended in the general area of the garage. Cleaning the interior of a vehicle, waxing and checking fluid levels are the only permissible vehicle maintenance within an owner's garage. Other vehicle repairs or maintenance such as changing engine oil or other engine fluids, engine maintenance or repair, body maintenance or repair, and washing or waxing of vehicles is not permitted in the common areas."

D) In regard to the forgoing, the Board has adopted the following Rules and Regulations:

1) Cars not parked in the owner's garage, but in the parking spaces on the condominium property, may not be covered with a tarp or other car cover.

2) The Property Manager must be informed at least forty-eight (48) hours in advance of a delivery of a major item to insure that elevator pads will be timely installed. Moving Trucks, delivery trucks and moving in general will not be permitted on the property on any Sunday or major Holiday (New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas). All moving must be completed between 8:00AM AND 5:00 PM.

1. **3) As parking spaces are limited, the Board has decided that the Association will utilize color-coded, numbered stickers or passes that owners will attach to each of their vehicles. This will give the Property Manager better control of which cars belong to owners and which do not. The Property Manager will issue to you stickers or passes with proper instructions upon receipt of your completed and signed Vehicle Registration Form or Forms. This form must be provided to the Property Manager within two business days of your arrival. If at any time you have family and/or guests visiting overnight, you will need to notify the Property Manager in advance, during regular office hours, as posted at the gatehouse, so that a temporary parking ticket can be issued for your visitor's car.**

2. **4) Vehicles in violation of the Declarations and these Rules and Regulations may be towed. Before a vehicle is towed, the Property Manager will leave a note on the owner's vehicle specifying why the vehicle is subject to towing and the reason(s) why. If the violation is not corrected within 24 hours, the Property Manager will write a letter to the owner again specifying the violation and again giving the owner 24 hours to correct the violation. This letter will be considered received when placed in the owner's door. If the violation is not corrected within 24 hours after leaving the letter in the owner's door, the offending vehicle will be towed.**