

PENACOOK LANDING

CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2009-6

PARKING

(Limited Common Areas)

WHEREAS Article, III Section 1, Paragraph (e) of the By Laws grant the Board, "Officers of the Association", the powers specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

WHEREAS the Board of Directors has the power to amend and adopt rules and resolutions as outlined in the By Laws to manage the affairs and control of the common areas of the Association; and,

WHEREAS the Declaration, Paragraph 3 (e) section (iii), specifically entitles each unit owner parking space that directly services their unit as Limited Common Areas and where as the documents limits the number of vehicles to **two (2) per unit**, subject to the policies as established by the Board of Directors

WHEREAS the Board deems it necessary to regulate and control the common area, their use and upkeep, the association has established the following:

1. Parking is restricted to unit owner areas that the Board so designates for such purposes. Guest parking is not to be used as overflow parking without the written consent of the Board of Directors
2. All landscaped areas are restricted from parking of any type of vehicle
3. All commercial vehicles are restricted from overnight parking in the association. Commercial vehicles are defined as follows:
 - a. More than two axels or four wheels
 - b. Lettering or advertisement
 - c. Open stake body
 - d. Exposed tools and/or ladders
 - e. Step vans
4. Recreation Vehicles, trailers, campers, boats, etc., are restricted from parking or being stored in the Association. (*Ref: Zoning Code*).
5. No unregistered, un-inspected vehicles shall be parked or stored in the Association
6. All vehicles shall be moved on request to allow the removal of snow without interference or obstruction.
7. No vehicle is allowed to park in the driveway as to obstruct a unit owner from entering his/her parking areas.
8. No vehicles are allowed to park so as to obstruct the maintenance in or on the access driveway such as, but not limited to, street sweeping, crack or seal coating, trash collection, and waste line cleaning and replacement. Specifically, no vehicle shall interfere with the snow removal process.
9. No equipment or activity shall be used that would obstruct the use of the access driveway from allowing the free flow of traffic. Games or other sports activities are prohibited on any asphalt area.
10. No automotive repairs are to be performed on the limited Common Areas of the Association.

PENALTIES:

Failure to comply with the procedures outlined in this Policy Resolution will result in an assessment of fines as may be determined by the majority vote of the Board of Director. Fines may not to exceed \$100.00 per occurrence and the cost to remedy and compliance. Obstruction of snow removal is an automatic fine of \$100, towing and cost to have the area replowed. Association reserves the right to place warning sticker on vehicles as an additional warning of infractions to this Policy Resolution.

Duly adopted by the Board of Directors this January 7, 2009 and recorded in the minutes. Effective February 1, 2009

Attested:

Secretary Penacook Landing