

TOWN HOMES AT
BEECHWOOD
CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2004-1
PARKING

(Limited Common Areas)

WHEREAS Article, III, Paragraph (3), Section (g) 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 Board deems it necessary to regulate and control the common area, their use and upkeep, the association has established the following:

1. Exterior parking is restricted to unit owner areas that the Board so designates for such purposes. Parking is limited to the space directly in front of the garage door and the space to the left or right of that area in front of the rear exit door. No other areas are to be used for parking or the storage of vehicles of any kind. **Parking is limited to TWO VEHICLES ONLY.**
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 storage in the Association. (*Ref: City Zoning Code*).
5. No unregistered, un-inspected vehicles shall be parked or stored in the Association at any time.
6. No vehicle is allowed to park in the driveway as to obstruct a unit owner from entering his/her parking areas.
7. No vehicles are allowed to park so as to obstruct the maintenance in or on the access driveway such as, but not limited to snow removal, street sweeping, crack or seal coating, garbage collection, and waste line cleaning and replacement. Specifically, no vehicle shall interfere with the snow removal process and is required to remove all vehicles in a timely manner to allow for the clearing of the driveway access.
8. 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.
9. 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 exceed \$100.00 per occurrence and the cost to remedy and compliance. Obstruction of snow removal is an automatic fine of \$250.00 (towing and cost to have the area re-plowed). This resolution will serve as warning to all unit owners. NO OTHER WARNINGS WILL BE ISSUED.

Duly adopted by the Board of Directors this day of 2004 and recorded in the minutes.

Attested:

Secretary, Beechwood Condominium Association