

KILLIAN PLACE CONDOMINIUM ASSOCIATION
POLICY RESOLUTION 2009-1
PARKING – USE OF ROADWAYS

WHEREAS Article III, Section (1), Paragraph (e), of the By Laws grant the Board, “Officers of the Association“, 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 as outlined in the By Laws and to manage the affairs and control of the common areas of the Association; and,

WHEREAS it is necessary to regulate and control the use of the streets, the Board of Directors has established the following:

I. Parking / Roadway Restrictions

Parking and the use of the roadways within Killian Place are regulated as follows:

1. Parking is allowed in each units’ driveway and/or portions of Killian Drive, St. Andrews Circle, Karnoustie Way and Troon Circle that are suitable and safe for the purpose of parking vehicles.
2. All landscaped and lawn areas, including any lawn area in any units limited common area, are prohibited from parking of any type of vehicle at any time.
3. Parking along Killian Drive is permitted only on the side of the street opposite the sidewalk. Parking adjacent to the sidewalk is prohibited at all times with the exception of residents that are in the act of picking up their mail and the USPS when delivering mail.
4. Parking is prohibited within the first 60 feet of the main entrance to the Association, within 6 feet of a fire hydrant, within 15 feet of the bus stop at Troon Circle (when school is in session) and within 10 feet of the following intersections:

Killian Drive & Karnoustie Way - Killian Drive & Troon Circle - Killian Drive & St. Andrews Circle.

5. No vehicle is allowed to park in such a manner that it obstructs a unit owner from entering or exiting their driveway.
6. Carpooling: Parking of non-resident vehicles on a regular basis for the purpose of carpooling is prohibited.
7. Residents should take care to avoid parking in such a manner that would impede the pick-up or drop-off of students at the school bus stop within Killian Place.
8. No vehicle is allowed to exceed the speed of 10 mph at any time while on Association property. Unit owners shall be responsible for all family members, tenants and guests.
9. No automotive repairs shall be performed on the streets of the Association, nor shall any major automotive repairs be performed in the driveways.

Penalties: The penalties for violation of any portion of Section I are as follows:

1 st Offense	\$25.00 per vehicle.
2 nd Offense	\$50.00 per vehicle.
3 rd Offense	\$100.00 per vehicle.
Subsequent offenses:	Fine to be determined by the BOD.

The Board of Directors reserves the right to place a warning/violation sticker on vehicles that are in violation of any portion of this policy resolution.

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II. Commercial Vehicles

Commercial vehicles are prohibited from overnight parking in the common and limited common areas without the express written approval of the Board of Directors.

Commercial vehicles are defined as follows:

1. Any vehicle used in furtherance of operations of any business, commercial or government entity, with the exception of 2 and 4 door sedan-style vehicles.
2. Any vehicle that is emblazoned with lettering or advertisement for a business, commercial or government entity, with the exception of 2 and 4 door sedan-style vehicles.
3. Any vehicle that has an open stake body, exposed tools, ladders and/or general construction equipment, with the exception of 2 and 4 door sedan-style vehicles.
4. Any vehicle with an “off-road” or commercial license plate with the exception of 2 and 4 door sedan-style vehicles.
5. Any vehicle involved in a livery service and/or licensed registered as such.

Penalties - The penalties for violations of any portion of Section II are as follows:

Fines of up to \$250.00 per vehicle per offense, as well as the cost to remedy the violation and ensure compliance. These costs include, but are not limited to all towing, storage and legal fees.

III. Prohibited Vehicles

The following vehicles are prohibited from parking or being stored within the Association.

1. Off Highway Recreational Vehicles / OHRV's (ATV's, dirt bikes, motorized scooters, etc.)
2. RV's, motor homes, campers, and/or trailers of any kind. *** See below.
3. Boats and/or any type of personal watercraft.
4. Unregistered or un-inspected vehicles.
5. Unregistered or un-inspected motorcycles.

*** Trailers used in conjunction with approved Structural Modification Requests are allowed under the guidelines listed in the current Structural Modification Policy.

Penalties - The penalties for violations of any portion of Section III are as follows:

Fines of up to \$250.00 per vehicle per offense, as well as the cost to remedy the violation and ensure compliance. These costs include, but are not limited to all towing, storage and legal fees.

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IV. Snow Removal Operations

Parking restrictions during snow removal operations are as follows:

1. All vehicles shall be off the street to allow for snow removal operations without interference or obstruction.
2. No vehicle shall interfere with any snow plowing and/or snow removal process, including but not limited to plowing, sanding, salting, etc

Penalties - The penalties for violations of any portion of Section IV are as follows:

Obstruction of snow removal operations is an automatic fine of \$100.00 per vehicle, per occurrence. Offending vehicles are subject to towing and storage fees at the owner's expense. The unit owner may also be assessed the cost of having the obstructed area re-plowed, if the vehicle obstruction makes this necessary.

V. Other Restrictions

1. Vehicles are not allowed to be parked in such a manner that they interfere with the maintenance and/or repair of the streets, drain cleaning or sewer line maintenance.
2. Vehicles are not allowed to be parked in such a manner that they interfere with trash collection.
3. Vehicles are not allowed to be parked in such a manner that they restrict the free flow of traffic within the Association.
4. Storage of vehicles is prohibited. All vehicles parked for an extended period of time within the common and the limited common areas of the Association must be owned and registered to an address within KPCA. Unit owners must provide a copy of a vehicle's current registration upon request of the BOD.

Winter Parking

The Board reserves the right to prohibit on the street parking during the winter months, if/when conditions exist where the parked vehicles would impede or prevent the safe flow of traffic within the Association.

Penalties - The penalties for violations of any portion of Sections V are as follows:

Fines of up to \$250.00 per vehicle per offense, as well as the cost to remedy the violation and ensure compliance. These costs include, but are not limited to all towing, storage and legal fees.

This resolution is adopted and made part of the minutes as of February 10th 2009

Effective: March 1, 2009

ATTESTED:

Lisa Haerinck, Secretary

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