

March 12, 2020

Dear Residents:

The Board of Directors has been reviewing our regulations related to vehicle access and parking within the community. The new rules and regulations are based on comments from residents, delivery companies and garbage collection, as well as the recent, and unfortunate, need for the fire brigade to contain a fire at a house in Washington Square.

As you are aware, parking within the Washington Square community is limited. Unfortunately, when developing our community, the builder did not provide for adequate guest parking and parking issues have impacted the Washington Square community since its inception. Recently, the parking situation in Washington Square has become more problematic. Residents have communicated parking problems wherein residents or guests are parking behind neighbors' vehicles which means those vehicles are impeding the traffic flow. Others have commented that people are parking on the curb behind their vehicles and the residents don't have enough room to back their cars out. Delivery vehicles have had to drive on the corners of yards in order to get past vehicles parked on curbs, and now we will have to undertake repairs to landscaping due to these actions. Further, not too long ago, there were four vehicles parked on one side of Washington Way and on the other side was a pick-up truck towing a long trailer, which took up nearly the length of three vehicles. Many residents who usually drive that route could not get through because there just wasn't enough clearance for vehicles to pass safely. Can you imagine if a fire truck, police, rescue or ambulance had an emergency and needed to pass that area? Precious time would have been lost because they couldn't drive through due to the vehicles parked on the curbs.

Additionally, misuse of the vehicular gate is common place. Damage to the entrance gate continues to be a frequent issue. Residents and guests who try to "piggy-back" on the car in front to save a few seconds of time cause damage to the arm or other components of the entry system which significantly impact other residents of the community and cause unnecessary expense to the Association. The Association has also had to address damage to Association property caused by individuals who have entered through the exit gate. On a final note, residents (including pedestrians) are using their fobs to allow vehicles they do not know into the community. The Board is taking action to assess costs of repair to those owners responsible for the damage and to establish clear rules and regulations regarding use of the gate which will hopefully reduce the incidents of misuse.

Because of the increase in reported incidents related to parking violations and the frequent damage and misuse of the entry and exit gates, the Board has decided that it is in the best interest of the community to update the rules and regulations for Parking, Vehicles, Gate Access and Speed Limit for the community. These rules and regulations have been adopted by the Board of Directors and are effective immediately. The parking patrol will begin enforcing them immediately. If you have any questions regarding these new rules and regulations, please submit them in writing to propertymanager@washingtonsquareatlanta.com and the Board or management will respond to your concerns. The Board is hopeful that all residents of Washington Square will comply with these rules and regulations and be respectful of their neighbors.

Thank you for your continued cooperation.

Washington Square Homeowners Association Board of Directors

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WASHINGTON SQUARE HOMEOWNERS ASSOCIATION, INC.

PARKING AND GATE RULES AND REGULATIONS

For the purposes of these Parking and Gate Rules and Regulations, residents are defined as anyone who is an Owner, Occupant or Tenant of a lot within the Washington Square community.

Should there be any conflicts between these Rules and Regulations and the Association's recorded Declaration, the terms of the Declaration shall govern.

Parking for Residents

1. Each homeowner is given two resident parking hang tags and one guest parking hang tag. If you have lost or misplaced your hang tags contact propertymanager@washingtonsquareatlanta.com to obtain a form to order replacements. Only ORIGINAL hang tags issued by the Association's management company are accepted. No duplications or copies are allowed.
2. Each homeowner is assigned two parking spaces, and each vehicle must display a current Washington Square parking hang tag at all times. The hang tag should be hung from the rearview mirror with the registration number visible to the outside.
3. There is no curbside parking. Vehicles parked on curbs are subject to being towed off the property at the vehicle owner's expense.
4. Vehicles parked in fire lanes/red lined curbs are subject to being towed IMMEDIATELY and WITHOUT WARNING off the property at the vehicle owner's expense.
5. Double parking and parking in roadway are not allowed. Vehicles double parked, parking in roadway and blocking other vehicles are subject to being towed IMMEDIATELY and WITHOUT WARNING off the property at the vehicle owner's expense.
6. Residents must use their resident parking hang tags. Guest hang tags should only be used for Guests/Visitors. Residents found using guest tags and/or parking in the guest spaces using resident hang tags will be fined \$25.00 per day.

Any vehicles not in compliance with the Washington Square Rules and Regulations are subject to being towed off the property at the vehicle owner's expense.

Parking for Guests/Visitors

1. ONLY Guests/Visitors may park in unnumbered designated guest parking spaces. These spaces are not for resident use. Guests/Visitors must display the guest parking hang tag when parked in the community.
2. Should you have a long-term guest/visitor they need to park in one of your designated parking spaces.
3. Residents of Washington Square must park in their designated parking spaces and leave the guest spaces open for guests/visitors. Residents of Washington Square are prohibited from parking in unnumbered designated guest parking spaces.

4. Vehicles of residents found parked in designated guest spaces are subject to being fined \$25.00 per day or towed off the property at the vehicle owner's expense.
5. There is no long-term guest parking. Long-term parking is considered as more than seven (7) days, either consecutive or nonconsecutive, in any calendar month.

Vehicles in the Community

1. Commercial vehicles/work vehicles as defined by Paragraph 16(g) of the Association's recorded Declaration (including but not limited to vehicles with company logos or writings and vehicles with visible evidence of commercial use like tool boxes, ladders, scaffolding, building materials, landscaping equipment, trailers, etc.) or vehicles larger than a standard pickup truck are prohibited from parking overnight or on a regular basis.
2. Boats, campers, trailers or any similar recreational vehicles will not be allowed at any time. Unsightly vehicles, inoperable vehicles, and vehicles without a current license plate and registration will be considered abandoned and towed off the property at the vehicle owner's expense.
3. Except for repairing a flat tire, vehicle repairs (including changing the oil) are not allowed on the premises.
4. Motorcycles and motorbikes may only park in designated parking spaces, and these vehicles must be parked in a parking space and not on the line in between two other vehicles. Each motorcycle or motorbike is considered a vehicle and only one vehicle may be parked in a designated space at one time. Motorcycles and motorbikes and all motorized vehicles are prohibited from parking on or driving on grassy areas at any time. If motorcycles and motorbikes are found violating the parking rules, the owners of the home where they are parking are subject to being fined at the rate of \$25.00 per day.
5. Vehicles that leak fluids must be repaired as soon as possible as many of these fluids are very corrosive to asphalt. Occupants who allow their vehicles to leak will be assessed the cost of asphalt clean-up and repair.

Entry & Exit Gates and Pedestrian Gate Access

1. Always use the pedestrian gate to walk into and out of our community. DO NOT WALK THROUGH the vehicle gates! Not only is it dangerous but walking in the path of vehicles obstructs traffic. This is especially important for the school children. To exit through the pedestrian gate, simply press the button on the pole. To enter through the pedestrian gate, use the pool/pedestrian fob issued by the Association's management company.
2. To enter the community, press the button on the remote-control device issued to you by the Association's management company. After the tone, the gates will open then the arm will raise allowing you access to the community. The arm will lower after a vehicle passes under the arm.
3. To exit the community, pull your vehicle up so that your tires are on the white line. Once you are in that position, the gates will open then the arm will raise allowing you to exit the community.
4. Be sure your contact information is up-to-date with the Association's management company. It is up to each homeowner to provide a name & telephone number for themselves and also for their renters/tenants for use at the call box.

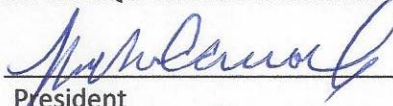
5. To ease the wear & tear of our system, the exit gates are open during peak morning hours and the entry gates are open during peak afternoon/evening hours. The exit and entry arms remain active and in use during these peak times.
6. In the event of freezing or inclement weather, the HOA may open the gates and arms to allow occupants easy access to the community. Once the weather event has passed, the gates and arms will be reactivated.
7. DO NOT PIGGY-BACK onto the vehicle in front of you when entering the community. The gate arm comes down between each activation and every vehicle entering the community must use their own remote-control device to enter the community. Vehicles that have damaged the arms and/or gates will be specifically assessed the cost of the repair. Owners are responsible for the actions of their tenants and guests and will be responsible for the costs of any repairs caused by their tenants and guests.
8. BE COURTEOUS to those vehicles at the call box who are patiently waiting for the resident to buzz them in. Often times those waiting are cut off by residents who use their remote. It only takes 10-15 seconds to listen for the gate tone which allows for those waiting to be granted access.
9. If you arrange for a pick-up from Washington Square using a rideshare service, taxi, limousine service or friend be sure to have your driver pick you up inside the community. Vehicles waiting for someone outside the gate are impeding visibility and traffic flow for the community.
10. There is NO STOPPING/STANDING/WAITING inside or outside the entrance. Vehicles stopping/standing/waiting for someone are impeding visibility and traffic flow for the community.
11. If the gate is not working properly you need to SEND AN EMAIL to propertymanager@washingtonsquareatlanta.com; DO NOT CALL the Association's management company. The Board of Directors will contact the gate company and advise the vendor of the situation regarding the gates. Sometimes the system requires a simple reset which can be done on the property. Other times, it may require a technician to make the repair. If there is a power failure or the gates malfunction, the Board can manually open the gates. DO NOT TRY to bend, raise by force and/or break off the gate arm, as you could cause additional damage to the internal components causing further issues. Forcibly bending, raising, and/or breaking a gate arm or the entry gates, is considered vandalism, and the party causing the damage, or the responsible owner for that individual, will be charged for any necessary repairs.
12. Any incidents (i.e. damage to vehicles) relating to the gates must be reported to propertymanager@washingtonsquareatlanta.com within 10 days of the incident. The gates are under video surveillance and timely reporting is imperative for the Association to properly investigate the incident and determine the cause of the damage.

Community Speed Limit

The speed limit within Washington Square is 15 mph. For the safety of all occupants, guests, ducks, geese, owners walking their pets and occupants who walk or run through the community, please observe the speed limit at all times. Homeowners, their guests, or renters may be fined if they do not observe this important safety precaution.

RESOLVED AND ADOPTED unanimously by the Board of Directors of the Washington Square Homeowners Association, Inc. this 12th day of March, 2020.

WASHINGTON SQUARE HOMEOWNERS ASSOCIATION, INC.

By: 
President

Attest: 
Secretary