

Sterling Manor Owners Association Policy Regarding On-Street Parking

The general provisions of Articles IV and V of the Covenants, Conditions and Restrictions of the Sterling Manor Owners Association grant the Board of Directors authority to make and enforce standards and restrictions governing the use of Units and Common Area. Due to a small number of owners who routinely park or allow guest vehicles to be parked on the street for extended periods of time, the board of directors finds it necessary to implement the following enforcement procedure:

Article V – USE RESTRICTIONS AND RULES

Section 4. – Parking and Garages

Parking shall be permitted only in the garage or in the driveway serving each unit and then subject to such reasonable rules and regulations as the Board of Directors may adopt.

Reasonable Exceptions to the policy

1. Vendors and Contractors working in Sterling Manor.
2. Owners visibly and actively engaged in a project on their property requiring use of the garage and driveway.
3. Caregivers providing services to a resident.
4. Guest visiting a resident for an event or holidays.

The association authorizes the community association manager to use the following procedure for notifying and enforcing the parking restriction:

1. **FIRST NOTICE:** A notice of the non-compliance will be sent to the unit owner by certified mail specifying the nature of the violation;
2. **SECOND NOTICE:** Continued non-compliance within (30 days) of the FIRST NOTICE will result in a warning, sent by certified mail, that legal action will follow further non-compliance; and
3. **THIRD NOTICE:** The association attorney will be engaged to send a letter, by certified mail, demanding that the non-compliance stop and warning that towing and/or court action will follow any further non-compliance within (90 days).

Adopted this 18th day of May, 2021.

For the Board



A. Michael Gibson
President