

## UNIT OWNERS ASSOCIATION OF DOMINION STATION CONDOMINIUM

### POLICY RESOLUTION NO. 2025-01 (Parking Policy)

**WHEREAS**, Article III, Section 2(f) of the Bylaws provides the Board of Directors with the power to adopt and publish rules and regulations on behalf of the Association;

**WHEREAS**, Article X, Section 1 of the Bylaws obligates each member of the Association to comply with the rules and regulations promulgated by the Board;

**WHEREAS**, Article III, Section 2(p) of the Bylaws authorizes the Board to designate, in its sole discretion and from time to time, certain common elements are reserved common elements and impose such restrictions and conditions on the use thereof as the Board deems appropriate;

**WHEREAS**, the Board has determined that it is in the Association's best interest to promulgate rules and regulations regarding parking on Association property.

**THEREFORE, BE IT RESOLVED THAT** the Board of Directors adopts the following rules with respect to parking on all areas of Association property.

**I. RESIDENT PARKING:** All qualified unit owners or their tenant ("Residents") are authorized to park any personal (non-commercial) vehicle bearing up to date registration/inspection in the unit's assigned RESERVED parking space. Residents may park up to two (2) additional vehicles on the common elements ("Non-Reserved Parking"), on a first-come, first served basis, subject to the requirements below only with the use of current hang tags. All current hang tags should be transferred to new owners upon resale. Residents are responsible for receiving their new, annual parking hang tags, to be given out starting in November of the current year. New parking hang tags become active on January 1st of the following year.

1. The Association shall use an online Parking Management System to enforce the Association's parking rules and regulations. Residents may register for parking through the online Parking Management System to park on Association property and may park up to two (2) additional vehicles on the common elements ("Non-Reserved Parking"), on a first-come, first served basis.
  - a. It is the Resident's responsibility to update new vehicle information with the Parking Management System.
  - b. Guest vehicles may be registered on a limited time basis on the common element, not to exceed seven (7) days, consecutive or nonconsecutive, in a calendar month.
  - c. Upon move-out, Residents must remove their account from the online Parking Management System.
  - d. **Motorcycles are considered a vehicle and must be registered as one of the two permitted vehicles. Motorcycles may not be parked in a parking space with another vehicle.**

2. It is the unit owner's responsibility to notify tenants of the parking policy. The unit owner must contact the Association's management company of a change in tenant to allow for updating of the Parking Management System. All current hang tags should be given to new tenants upon renting.
3. To park on Association property, the following criteria must be met:
  - Each unit owner must be current in the payment of Association assessments, including special assessments, charges, and legal fees charged to the account.
  - Each unit owner must be fully compliant with the Association's rules, regulations, and covenants.

**II. UNAPPROVED VEHICLES:** Residents may not park the following vehicles anywhere on the Association property: Vehicles including, but not limited to, commercial vehicles, recreational vehicles, inoperable vehicles, unregistered vehicles, abandoned vehicles, and other unauthorized vehicles.

1. **COMMERCIAL VEHICLES:** Except as needed temporarily to make repair to a Unit or deliver goods to a Unit, any commercial vehicle, including, but not limited to, the following:
  - a. Any vehicle in which the driver is ordinarily hired for transport, including, but not limited to, taxi cabs, limousines, passenger vans, cargo vans, buses; or
  - b. Any vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular and distinct coloring which creates the appearance of a commercial vehicle; or
  - c. Any marked/unmarked vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, ladders, pipes, or snow plow attachments; or
  - d. Any marked/unmarked vehicle, which because of its irregular height, length, shape, or weight, is not a conventional passenger vehicle and is more suited for a commercial purpose, including, but not limited to, flat beds, tow trucks, three-quarter (3/4) ton or heavier vehicles; or
  - e. Any van designed for the transport or furniture, goods, equipment, animals, or scheduled transportation; or
  - f. Any vehicle with commercial tags
2. **RECREATIONAL VEHICLES:** Including, but not limited to, any motorhome, self-contained camper, mobile home, boat, all-terrain/off-road vehicle, dirt bike, dune buggy, moped, go kart, trailer, fifth- wheel trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semi-trailer used for transporting wave runners, jet skis, or all-terrain vehicles, whether or not such trailer or semi- trailer, is attached to another vehicle, and any other type of vehicle primarily designated for recreational use, as opposed to conventional passenger use. All recreational equipment is prohibited to be stored or attached to any passenger vehicles.
3. **INOPERABLE, UNREGISTERED, JUNK, OR ABANDONED VEHICLES:** All vehicles must be maintained in proper operating condition so as not to be a hazard or nuisance due to, but not limited to, excessive noise, flat tire(s), leaking automotive fluids, or exhaust emissions. A vehicle shall be considered a junk or derelict vehicle if it has wrecked or

smashed body parts or is missing any necessary parts including, but not limited to, tires, wheels, engine, door, trunk, or hood, necessary for the operation of the vehicle on public or private streets. A vehicle shall be considered inoperable or abandoned and shall be immediately removed from the premises if it is not bearing a valid current license tag and/or not having a current registration, not in proper operating condition, or having an expired State vehicle inspection.

4. **OTHER:** Any vehicle with distasteful or offensive language, images, or symbols posted on any portion of the vehicle by means of paint, stickers, magnets, window chalk, or any other method.

**III. AUTOMOTIVE REPAIRS:** Repair or maintenance of any kind to vehicles, or painting of vehicles, is not permitted anywhere on the Association's common elements.

**IV. STORAGE:** No vehicle shall be stored on the Association's premises. Storage shall be defined as the long-term placement of a vehicle in one location. A vehicle shall be deemed "stored" when such vehicle has remained in one location (or moved from one location to another to avoid the meaning of the term storage) for a period of more than thirty (30) days unless reasonable cause shall be shown, such as vacation or other valid reason, by the owner thereof.

**V. COVERED VEHICLES:** Covers for vehicles are permitted without prior Board approval so long as the following requirements are met: (1) covers shall be designed for use on the specific covered vehicle to ensure an appropriate fit and neat appearance, (2) covers shall be of a solid color either in muted neutral, earth tone or black, (3) the license plate and vehicle inspection sticker must be visible with the cover on the vehicle, (4) covers are not permitted on any vehicle listed under Section II. Unapproved Vehicles, (5) motorcycle covers shall follow the same requirements, and (6) all vehicle covers must be maintained in good condition at all times.

**VI. STORAGE UNITS:** Portable On Demand (PODS) storage unit(s) or any similar storage unit(s) are not permitted without prior written approval from the Board of Directors. Requests will be reviewed on a case-by-case basis.

**VII. IMPROPER PARKING:** All vehicles must be parked within the bounds of a single parking space. No parking is permitted in fire lanes, blocking sidewalks, curbs, mailboxes, pedestrian trafficking areas, cross parking, yellow curbing areas, in restricted areas, within 30 feet of a stop sign, within 30 feet of a crosswalk at an intersection, within 15 feet of a fire hydrant, or in any manner which unreasonably interferes with or impedes vehicular access to any parking area or blocks any vehicle in an occupied parking space. Items may not be placed to block or impede parking in a space.

**VIII. WASHING OF VEHICLES:** Washing of vehicles shall not be permitted on the Association's premises.

**IX. TEMPORARY RESTRICTIONS:** The Board of Directors may, from time to time, temporarily restrict parking on certain streets or at specific locations as needs arise and situations dictate.

**X. VIOLATIONS AND ENFORCEMENT:**

1. Towing is enforced. The Association reserves the right to tow any vehicle from the premises that violates any of the Association's parking rules and regulations at the owner's risk and expense. The Association is not obligated to provide a warning notice prior to towing of any vehicle that is not in compliance.
2. Any violation of parking rules and regulations by owners/tenants may also result in the assessment of charges by the Association, after notice and an opportunity for a hearing before the Board of Directors. Any non-payment of these charges may be treated as a non-payment of assessment, and rights to use Association facilities or services may be suspended as provided below in (3).
3. Any unit owner more than sixty (60) days delinquent in payment of their assessments may be subject to the loss of all parking privileges, after notice and opportunity for a hearing before the Board of Directors.
4. Restoration of parking privileges, after a maximum of sixty (60) days of loss of parking privileges, shall be granted only after a hearing before the Board of Directors at the next regularly scheduled meeting of the Board.
5. Each owner is responsible for ensuring that their guests and tenants comply with the Policy Resolution terms and shall be held responsible for any violation of this Policy Resolution.

**XI. ASSOCIATION NOT RESPONSIBLE:** The Association or its Board of Directors are not accountable, liable, or responsible for damage to or loss of any vehicle or other personal property parked, stored, or placed on the Common Elements within the Association property.

The effective date of this Resolution shall be August 1, 2025.

August 1

# DOMINION STATION CONDOMINIUM UNIT OWNERS ASSOCIATION

Harker

## *President*

I hereby certify that a copy of the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Unit Owners Association of Dominion Station Condominium this 9<sup>th</sup> day of July 2025. 

A handwritten signature in blue ink, appearing to read "John Doe", is written over a horizontal line.

## *HPS Management*

## Resolution Action Record

Resolution Type: Policy No. 2025-01

Pertaining to: Parking Policy

Duly adopted at a meeting of the Board of Directors held on the 9 day of July 2025.

Motion by: Ken Parker Seconded by: Tiera Sharpe

VOTE: Kea Parker YES  NO  ABSTAIN  ABSENT

Director Angela Kelleher ✓         

Director Sara Marpe ✓

### *Director*

### Director