

## **AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION**

### **Policy Resolution 02-2015 Relating to the Parking of Vehicles**

WHEREAS, Section 4.1 (4) of the Bylaws from Autumn Chase Hunt Homeowners Association ("Association") provides that the Board of Directors shall adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents (as defined in Section 1.1 of the Declaration for Autumn Chase Hunt ("Declaration"));

WHEREAS, the Association roadways and parking areas within the townhome section of the Autumn Chase Hunt community are privately maintained by the Association and part of the Association Common Area;

WHEREAS, Section 7.6 of the Declaration empowers the Association Board of Directors ("Board") to adopt reasonable rules and regulations regulating all parking spaces located in the Common Area;

WHEREAS, Section 8.2(o) of the Declaration provides that no vehicles upon which commercial signage or equipment or materials are visible may be parked on any portion of the Common Area or on any Lot without the consent of the Board;

WHEREAS, Section 8.2(o) of the Declaration also provides that no boats, recreational vehicles or other large vehicles may be parked on the property of the Association unless expressly permitted by the Board;

WHEREAS, Section 8.2(o) of the Declaration further provides that no junk or derelict vehicle or other vehicle on which current registration plates and decals are not displayed shall be kept on the Common Area or any portion of a Lot visible from the Common Area or another Lot;

WHEREAS, Section 12.1(f)(ii) of the Declaration provides that the violation of any of the Rules and Regulations adopted by the Board shall give the Board the right, in addition to any other rights set forth in the Association Documents to use self-help to remove or cure any violation of the Association Documents or the Rules and Regulations on the Property (including without limitation the towing of vehicles); and,

WHEREAS, the Board of Directors deems it necessary to establish appropriate rules and regulations to address parking within the Association.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT the Autumn Chase Hunt Homeowners Association Policy Resolution 01-2003 establishing guidelines for the parking of vehicles within the community are hereby rescinded and replaced with the follows:

1. Parking rules are applicable to all persons who reside within the Autumn Chase Hunt community, their visitors, service/maintenance persons performing work on behalf of a

homeowner (HOA member) or resident, homeowners who reside outside the community, and all others using the Association Common Area parking space.

2. It is the responsibility of the resident to advise visitors and service/maintenance personnel of Association parking regulations.
3. It is the responsibility of Lot Owners to advise tenants and other occupants of Lots of Association parking regulations.
4. Violators of parking regulations may be towed at the expense of the vehicle owner.
5. Other than maintenance vehicles of non-residents on a call to perform a service, vehicles with commercial signage, equipment or materials visible may NOT be parked on any portion of the Common Area or on any Lot (except inside a garage) without the prior written consent of the Board.
6. Boats, recreational vehicles or other large vehicles, including but not limited to campers and trailers may NOT be stored or parked on any portion of the Common Area or on any Lot (except inside a garage) without the prior written consent of the Board.
7. Junk, derelict, or other vehicles displaying expired registrations or expired local and state inspection permits may NOT be kept upon any portion of the Common Area or on any Lot visible from the Common Area or on another Lot.
8. Extraordinary maintenance or repair of vehicles (work that may require more than two days to complete) is NOT permitted on any street or on any portion of the Common Area or on any Lot (except inside a garage).
9. No person shall cause, or permit to be caused, unreasonably loud noises from any vehicle.
10. Areas marked as Visitor Parking are primarily intended for visitors, NOT residents. Vehicles are subject to towing at vehicle owner risk and expense if parked in violation of any of the following conditions.
  - a. Visitors of residents, persons performing a service for a resident and property owners residing outside the community may park in areas designated as visitor parking for up to:
    - i. 24 consecutive hours; or
    - ii. 5 consecutive days (up to 12 hours a day).
  - b. Residents may utilize areas designated as visitor parking for up to:
    - i. 18 consecutive hours; or
    - ii. No more than 2 consecutive days (up to 12 hours a day); or
    - iii. No more than 3 days (up to 12 hours a day) within any seven day period

- c. Exceptions to limitations established in this section may be approved on a case by case basis by the Board. Exception requests should be sent to [Board@autumnchase.org](mailto:Board@autumnchase.org).
  - d. The Board of Directors reserves the right to tow, without notice, vehicles not in compliance with policies established in this Resolution. If a vehicle is towed, the owner may contact the management agent during normal business hours, or the towing operator after hours. The Association website, [www.autumnchase.org](http://www.autumnchase.org), contains the listing of the current towing provider or the name and address of the towing company is posted to [Board@autumnchase.org](mailto:Board@autumnchase.org).
11. Posted speed limits shall be obeyed.
12. The Board of Directors reserves the right to delegate to a committee, contractor, or any individual the authority to administer or enforce any provision of this Resolution.
13. The Association, members of the Board of Directors and Association committees and the management agent bear no responsibility for any vehicles, or the safety or security of any individuals or property on the Association streets.
14. The Board of Directors reserves the right to modify or suspend these policies as may be necessary and will be take necessary steps to notify all residents and homeowners affected.
15. The provisions of this policy may be enforced in any manner permitted by the Declaration, including, but not limited to, towing of vehicles, imposition of monetary charges or initiation of proceedings in General District Court or Circuit Court, as provided in adopted rule enforcement procedures.

