

VBHA

Village of Valleybrook Parking Regulations as contained in the “Rules and Regulations” of the governing documents

- 2.17 All motor vehicles to be parked for Homeowner or resident use must have a parking sticker. Vehicles must be registered with the Board of Directors to receive a sticker. Each unit may receive a maximum of two primary stickers that permit parking in front of the unit rows. All additional vehicles will require secondary stickers that permit parking along the center islands only. Secondary stickers may be purchased for \$10.00 per month payable on an annual basis (\$120.00). Any vehicle parked within Valleybrook without the proper required sticker shall be towed by the Board of Directors without liability for damages with the Owner of the vehicle responsible for all costs incurred. A vehicle with a secondary sticker may be parked in front of the unit rows only while actively unloading or it shall be towed without liability for damages with the Owner of the vehicle responsible for any and all costs incurred. (Amended 2.9.2019)
- 2.18 In order to obtain a parking sticker for a motor vehicle the vehicle must be legally registered in Pennsylvania at a unit within Valleybrook. The parking sticker form, valid current motor vehicle registration and payment, for a secondary sticker, in full must be presented at the clubhouse to obtain a parking sticker. The sticker must be placed in a clearly visible space on the rear windshield. A tenant must provide a copy of the signed lease establishing residence in Valleybrook. A motor vehicle provided to a Valleybrook resident for the exclusive use of the resident by the resident's employer or company requires written certification of the same by the employer or company. Secondary stickers also may be obtained for frequent and/or extended guests including family members, friends, and care providers upon identification of the individual guest(s) and the vehicle(s) being used and registration of the same with the Board of Directors. (Amended 2.9.2019)
- 2.21 No commercial vehicles in excess of 6,000 pounds unloaded weight, or commercial vehicles with more than two axles, or trailers, campers, mobile homes, motor homes, or recreational vehicles of any size, or boats of any size, or boat trailers (collectively, “Commercial or Recreational Vehicles”), shall be parked on any Lot, parking lot, street, court, drive, or portion of the Common Properties, except for delivery vehicles as necessary to complete service to a Living Unit or community facilities. Commercial or Recreational Vehicles may be towed by a towing company authorized by the Board of Directors without liability for damages, and the owner of the Commercial or Recreational Vehicles, and not the Board of Directors or the Association, shall be responsible for any and all costs and expenses (including attorney’s fees) incurred in connection with the removal and storage of a Commercial or Recreational Vehicles. (Amended 2.9.2019)
- 2.22 An abandoned vehicle is any vehicle that does not have a current registration, or a current inspection sticker, or a current license plate, or is in a non-operative condition

(hereinafter, “Abandoned Vehicle”). Vehicles that have not moved in a consecutive two-week period will be subject to stickering and towing. Abandoned Vehicles may be towed by a towing company authorized by the Board of Directors without liability for damages, and the owner of the Abandoned Vehicle, and not the Board of Directors or the Association, shall be responsible for all costs and expenses (including attorney’s fees) incurred in connection with the removal and storage of an Abandoned Vehicle. (Amended 7.27.2021)

- 2.23 In order to obtain a designated accessible (disabled) parking space, a Homeowner or resident must make a request to the Board of Directors for such a space. Such request should follow the Reasonable Accommodation Policy, including, if a disability-related need for a designated accessible parking space is not obvious, providing documentation verifying the Homeowner or resident has a disability related need for such a space. Given the nature of this type of request, the documentation must also include a copy of the Homeowner’s or resident’s Pennsylvania Disability Permit. If the request is approved, the Board of Directors will issue a permit to the vehicle(s) to be parked in that designated accessible (disabled) parking space (“Accessible Parking Permit”). Once the Accessible Parking Permit is issued, it is the Homeowner or resident’s responsibility to ensure that the Board of Directors has accurate, up-to-date information regarding the Homeowner or resident’s Pennsylvania Disability Permit. No vehicle may park in a designated accessible disabled parking space without an Accessible Parking Permit. Any vehicle parking in a designated accessible parking space without an Accessible Parking Permit (hereinafter, “Unauthorized Vehicle”) may be towed by a towing company authorized by the Board of Directors without liability for damages, and the owner of the Unauthorized Vehicle, and not the Board of Directors or the Association, shall be responsible for any and all costs and expenses (including attorney’s fees) incurred in connection with the removal and storage of an Unauthorized Vehicle. (Amended 5.24.2019)
- 2.24 Following receipt of notice, in the form of an email directed to the active members of the Board of Directors, of the presence of an Unauthorized Vehicle, the Board of Directors will promptly contact a towing company and will endeavor to have the towing company remove the Unauthorized Vehicle as soon as reasonably possible. (Amended 2.9.2019)