

## Section 4 – CRHOA Rules and Regulations

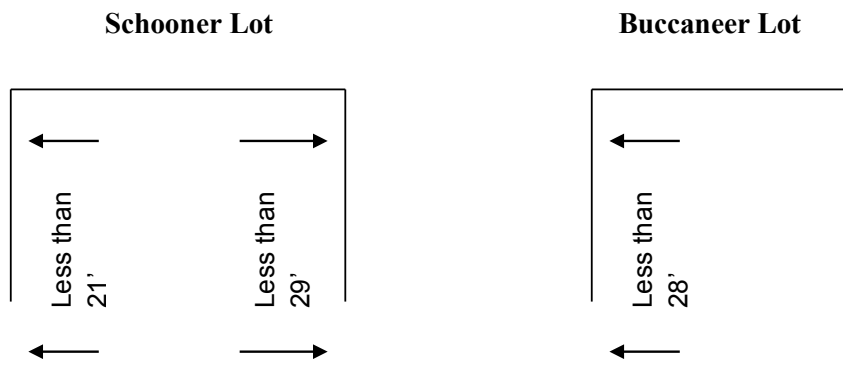
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### STORAGE LOTS

**Reference:** CCRs Article XI, Sections 1 and 13.

Storage Lots are maintained by CRHOA for the purpose of storing vehicles that are restricted from parking on Clipper Ridge streets (see Vehicle Parking). All vehicles and equipment parked within storage lots must be registered with and approved by the Board.

Two storage lots are designated on common property, one each on Schooner and Buccaneer. Vehicles will be parked in parallel to each other and perpendicular to the entrance to the lot, and will not be longer than the maximum length stipulated in the following illustration.



**Owner Liability:** Vehicle owners are responsible for any damage or loss to their property while stored in a common storage lot. CRHOA assumes no liability for any losses or damage from any cause, direct or incidental, to property while it is in a common storage lot.

**Vehicle Restrictions:** Vehicles that may be stored in common lots include watercraft, campers, camping trailers, recreational vehicles, utility trailers, etc. Vehicles must be in working order, currently licensed and periodically used. Only Members or their current tenants will be granted permission to use the common storage lots.

**Registration Process:** To store a vehicle in a common storage lot, Members or their current tenants must obtain approval by submitting a Storage Lot Registration form to the Board. The registration form will include the owner's name, address, description of vehicle, license number and expiration date. The Board or designee will maintain the registration form and will be responsible for periodic audit of the vehicles parked in these lots. The parking rental fee is \$10 monthly. If the parking is temporary and less than 30 days, the fee is \$5.

### Enforcement Procedures

**Written Notice of Violation:** If a registered vehicle owner has unpaid rental fees for 90 days, the Board or designee will provide a written notice of the violation to the vehicle's registered owner. A copy of the notice will be attached to the windshield of the offending vehicle the same day and it may result in action from the Board. If the violator is a non-registered renter, both the renter and homeowner will be notified. If the violator is a non-registered non-resident owner and can be

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identified, a notice will be attached to the windshield of the offending vehicle, and it may result in towing if not moved after the deadline indicated in the written notice. The first violation notice will allow 7 days to take care of the violation or to submit an appeal.

**Towing:** If the offending vehicle remains after the deadline indicated in the written notice the vehicle is subject to tow without further notice at the expense of the vehicle owner. The Board or designee will contact the towing company.

**Extenuating Circumstances:** If extenuating circumstances exist, the responsible Member will present all related facts in writing to the regular business mailing address of CRHOA. The Board will consider such information within 7 calendar days. As a result of this process a temporary exception may be granted. A written exception agreement will be created and signed by 2 Board Officers and the responsible Member. The agreement must be contingent on the following conditions, which will be specified in the agreement:

- Date of agreement
- Vehicle description and license number
- Vehicle's registered owner
- Responsible Member's name and address
- Description of extenuating circumstances
- Date the violation will be remedied
- A statement that no further notices will be given. If the violation remains on the date indicated in the agreement, the vehicle will be towed at the vehicle owner's expense.

**Right of Appeal:** Members have the right of appeal. The Board must receive such appeal in writing, to the regular business mailing address before the notice deadline. If the vehicle belongs to a member's family or renter, the Member must make the appeal. Once an appeal is received, the Board will address the appeal at the next regularly scheduled meeting of the Board to review the matter with the member. During the period from receipt of appeal to the appeal meeting, all related fines will be suspended. The Board's decision on the appeal is final. If the appeal is rejected, towing and fining provisions become effective immediately.