

# HIGH POINT CONDOMINIUM OWNERS ASSOCIATION, INC.



## PARKING RULES and REGULATIONS

DATE: March 14, 2012



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**HIGH POINT CONDOMINIUM OWNERS ASSOCIATION, INC.**

**PARKING LOT RULES AND REGULATIONS**

Enacted: 3/14/12

WHEREAS, Article IX, Section 9.8 of the High Point Condominium Owners, Inc. Declaration of Covenants, Conditions and Restrictions (the "Declaration") empowers the Board to promulgate Rules and Regulations and to enforce such Rules and Regulations as it determines are necessary for the regulation and enforcement (see ENFORCEMENT) of parking guidelines and restrictions, and whereas Article I, Section 1.4 defines Common Elements,

WHEREAS, these Rules are enforceable upon any Owner and any Tenant. In addition to Owners, the Rules and Regulations are also enforceable against the Owner's family, guests and tenants,

WHEREAS, Article VII, Section 1 of the Association By-Laws grants the Board the power to adopt and publish Rules and Regulations, and each Owner agrees to be bound by such Rules,

WHEREAS, Article IX, Section 9.9 of the Declaration empowers the Board to enforce each and every one of the provisions of the Declaration, the Articles of Incorporation, the By-Laws, and the decisions, resolutions and Rules and Regulations of the Board adopted pursuant thereto as the same may be lawfully made and amended and / or modified from time to time, and that failure to comply may result in grounds for action by the Board to: 1) suspend the Owner's voting rights; 2) file and enforce liens for herein and / or take judicial action against the Owner; 3) fine an Owner's account Fifty Dollars (\$50.00) per occurrence; and / or, 4) assess tow fees or other assessments,

WHEREAS, the Association has encountered considerable difficulties with parking at the complex and with damage to the Common Elements,

WHEREAS, these Rules are necessary for the health, safety, welfare, equality, comfort and property values of the Association,

WHEREAS, these Rules are enforceable upon any Owner and any Tenant. Owner is defined as one that has the legal or rightful title, and Tenant as an inhabitant (the "Resident / Tenant").

NOW, THEREFORE, the Board has adopted the following Rules and Regulations:

1. An Owner is required to ensure that all vehicles parked in a designated parking space properly display the appropriate parking permit. An Owner or Agent shall be liable for ensuring their tenants comply strictly with the Rules.

2. Every High Point Resident is entitled to two (2) vehicle parking permits. Permits may be received through the management company (the "Management"). Permits must be properly affixed within the front or rear windshield in a clear, visible manner. Permits must be clearly readable so the permit number can be viewed. **Any vehicle parked in violation to these Rules will be subject to immediate tow without warning.** Permits must not be blocked or unreadable by window tint or other obstacles. Motorcycles are exempt from displaying a Permit.

3. Replacement permits may be obtained at the cost of \$50.00 for two (2) permits.

4. Whereas, reporting of violations that have occurred within or around an owner's unit or parking arrangement is the sole responsibility of the respective, owner or tenant. Complaints should only be submitted by the respective party's unit or parking arrangement.

5. Units with garages on Jonathon Ct. and McNichols Ct. must use their garage as one parking space and their driveway as their second parking space. Units on Jonathon Ct. without a garage may use two designated (numbered for that unit), reserved spaces. Units without garages on McNichols Ct. must use one designated (numbered for that unit), reserved space for their first vehicle and one undesignated (not numbered) reserved space for their second vehicle. **AT NO POINT MAY AN OWNER HAVE MORE THAN TWO VEHICLES PARKED ANYWHERE WITHIN THE COMPLEX.** (Exceptions can be made with board approval)

6. Vehicles may be temporarily parked in the Fire Lane only when the vehicle is running with the hazards (emergency lights) enacted and the person utilizing the vehicle (the "Driver") is actively loading, unloading or otherwise temporarily conducting any legal or other reasonable activity at their unit, with a maximum time limit of 30 minutes. Vehicle is to be moved to an authorized parking space immediately after completion of temporary activity.

7. Vehicles may not be parked in such a manner that they block ingress or egress to the complex, including Fire Lanes, driveway(s), parking space(s) or other Owners vehicle(s), dumpster enclosures, walkways or building entrances.

8. Owners are responsible for any damage caused to the Common Elements, including the asphalt, parking blocks, landscaping, fences, dumpster enclosures, or any other such items. Owners are responsible for any damage caused by their Tenant, Guest, Visitor, Agent or other entity conducting business for Owner thereof. If damages are not repaired within ten (10) days, the Board shall promptly proceed with completing the repairs and the Owner will be back billed all related charges incurred by the Association.

9. There are five (5) guest parking spaces on Jonathon Ct. and there are four (4) guest parking spaces on McNichols Ct. Guest parking spaces will only be used by non-residents, visitors or guests. No Owner shall use guest parking for their vehicle(s). An Owner or Agent will be liable for ensuring their tenants do not utilize guest parking. **Guest vehicles may not sit unmoved in a designated visitor parking space for more than 72 hours.**

**ENFORCEMENT:** Article IX, Section 9.9 permits the Association to fine an Owner up to Fifty Dollars (\$50.00) per occurrence. Notice and opportunity for a hearing with the Board for the alleged violation will be provided prior to a fine being imposed. Tow fees or other assessments will be imposed immediately, without providing notice and an opportunity for a hearing.

THESE PARKING LOT RULES AND REGULATIONS ADOPTED by the High Point

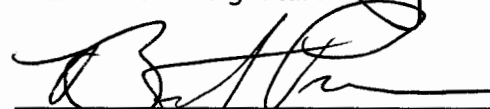
Condominium Owners Association, Inc., Board of Directors were updated on:

3/14/12

Robert Taylor  
PRESIDENT ~ Print Name


  
PRESIDENT ~ Signature

Benjamin A. Prensner  
VICE-PRESIDENT ~ Print Name

  
VICE-PRESIDENT ~ Signature

Moreover, Attested by:

RON BAUMGART  
Print Name

  
Signature