

VILLAGE OF CONSTANT BRANCH HOMEOWNERS ASSOCIATION, INC.

RULES and REGULATIONS for PARKING

These Rules and Regulations were adopted by the Board of Directors for the purpose of setting forth regulations and rules governing the use of parking spaces in the community. Adopted by a majority vote of the Board of Directors of The Village of Constant Branch this day of January 1, 2011.

The objective of these Rules and Regulations is to provide fair, reasonable, specific and enforceable rules and regulations for assigned parking spaces for each town home in the community. Any additional spaces shall be marked for "visitors".

These Parking Rules and Regulations shall apply to all Owners, their tenants, visitors, guests, invitees, contractors, or any others who have vehicles entering upon common areas and this Resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the Board of Directors.

1. The Board of Directors shall decide which spaces are to be assigned to which town homes.
2. **ENFORCEMENT:** If a homeowners finds an unauthorized vehicle parked in the parking space assigned to their home, they should call the current towing company.
 - a. Vehicles may not be "double-parked" so as to block the free flow of traffic on the Association private streets.

Such "double parking" violations are subject to towing without further notice.

- b. All expenses incurred for the towing of unauthorized parked vehicles will be the full responsibility of the vehicle owner. The charges shall become the vehicles owners responsibility immediately upon the arrival of the towing company to remove such vehicle.
 - c. Unauthorized parked vehicles will not be removed from the assigned space unless requested from a lot owner or his agent(s).
 - d. The lot owner or his agent(s) who requests the removal of an unauthorized parked vehicle from the assigned space shall be responsible for ensuring that the vehicle is in violation and will accept full responsibility for charges and damages incurred from towing if the vehicle is wrongfully towed.
 - e. The lot owner or his agent(s) signature will be required for the authorization for the towing company **prior** to the removal of a vehicle from the assigned space.

3. **Visitors** - Vehicles must park in an unmarked space. At no time shall a Visitor be parked in any assigned space without the authorization of the lot owner. It is the **responsibility of each lot owner to instruct their guest(s) where they are allowed to park.**
4. **The Towing Company Signs** - The signs that provides adequate public notice of the potential for towing will be displayed throughout the community.
5. **Vehicle Maintenance** - Minor vehicle maintenance is permitted on parking spaces. Examples allowed are car washing, tire changing and tune-ups. Vehicle owners will be held responsible for any damage to the road surface caused by leaks or spills of automotive fluids or other causes.
6. **Storage of Vehicles** - Vehicles **are not to be stored in any unmarked spaces within the Community.** These spaces are on a first come serve basis. Any vehicle not moved from a unmarked space within 72 hours will have a notice placed on it for removal. Once tagged, if the vehicle is not moved within 24 hours, it will be towed. Owners numbered spaces are to be used by the homeowner prior to the homeowners using the unmarked spaces. If you have two or more vehicles, then you must use your marked numbered spaces. These visitor spaces will be monitored by Board Members and the Property Manager. Any lot owner may contact the Property Manager to notify them of a vehicle in violation.
7. **Prohibited Vehicle Usage** - No vehicle in an assigned space or visitor's space shall be used for storage of material or items inside.
8. **Permitted Vehicles** - Only private passenger vehicles, including SUV's and conversion vans, in regular operation, displaying current registration plates, may park within the Association. No junk or inoperative vehicles will be permitted to park within the Association. Light commercial vehicles, such as passenger automobiles, panel vans, and pick-up trucks less than $\frac{3}{4}$ ton, used to drive **to and from work** are the only commercial vehicles permitted in the community.
9. **Prohibited Vehicles are as follows** - Tractor trailers and semi-trailers, farm tractors and farm implements, any vehicle not properly maintained, not driveable, vehicles exceeding $\frac{3}{4}$ ton including, but not limited to, flat tires or missing tires. Campers, boats or recreational vehicles, mobile homes, tow trucks or any type of trailers.
10. **Snow Days** - Vehicles are prohibited to park in another lot owners cleared assigned spaces. Each lot owner is responsible to clear the snow from their assigned spaces. During a snow event vehicles parked in a designated snow zone area will be towed at owners risk and expense.
11. **Amendment** - These rules and regulations may be amended by a majority vote of the Board of Directors.

Village of Constant Branch HOA

Snow Procedures & Parking Policy

- Each resident is restricted to parking in their own numbered parking space.
- Overflow parking is available in marked visitor spaces or the pool parking lot.
- Parking is prohibited at end of cul de sacs and small Island areas.
- Residents that are currently parallel parking along curb lines must clear around your vehicle immediately upon the end of a snow event to allow plows to gain access and clear these areas from snow.
- Residents that use visitor spaces for a vehicle will need to clear out this space as well.
- Islands within the community, which are common grounds, will be used by plows to dump snow from the streets. **Do Not Block Access to these Island corners.**
- When clearing around vehicles snow is not to be placed back into the streets. Plows will not come back to clear the snow.
- **IMPORTANT** – Plow drivers are not authorized to clear any parking spaces. The Association will only be able to clear and maintain the roads.

It is requested that every homeowner and resident of the Constant Branch Community comply with these procedures when there is a snow fall event.

This policy is only for times of snow removal and, at all times, the Parking Rules and Regulations shall prevail if there is a conflict.

We thank you in advance for your cooperation.